

LONDON



TUNNELS



The London Tunnels

12. Archaeological Desk-Based
Assessment

39-40 Furnival Street

30 November 2023

WilkinsonEyre

**THE LONDON TUNNELS
38-39 and 40-41 FURNIVAL STREET
LONDON EC4A 1JQ**

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

**Prepared
For
The London Tunnels PLC**

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Summary

The purpose of this report is to identify the archaeological potential of the Site and consider the proposed scheme's likely impact on it. The Site consists of a system of deep, interlinked tunnels (Kingsway Tunnels) running beneath High Holborn with access points at 31-33 High Holborn and 38-39 and 40-41 Furnival Street - approximately 250m apart (Fig. 19).

This desk based assessment of archaeology covers the 39-40 Furnival Street site. It lies just south of Holborn in the City of London and is centred on National Grid Reference TQ3121 8153 (Fig. 1). Built Heritage and Townscape matters are addressed elsewhere.

During the preparation of this report the Greater London Historic Environment Record (GLHER) was consulted for an area of 250m radius centred on both the Furnival Street and High Holborn termini to produce one dataset for the study area (Historic England report No.18091, 10:10:2023) (Fig. 2). The chief cartographic sources have been used and a selection of these is appended as illustrations.

This research shows that the Site does not contain any Scheduled Ancient Monuments and does not lie within a Designated Archaeological Area as defined by the Schedule Ancient Monuments & Archaeological Areas Act 1979. Furnival Street, however, lies within the City of London which is considered an archaeological priority area.

Baseline data indicates that there is medium/high potential for Roman archaeology and medium/high potential for mediaeval and post mediaeval archaeology. The Kingsway Tunnels are considered to be of national importance. Near surface deposit survival is, however, considered to be very low and impact from the proposed scheme limited. The Kingsway Tunnels, however, have survived mostly intact beneath High Holborn.

Under these circumstances Historic England have initially suggested that predetermination evaluation of the Site will not be necessary (pending further information and site plan).

Historic England have also indicated that Kingsway Tunnels are of archaeological interest associated with their industrial and military history and have suggested that historic building recording should be undertaken. The Project Team will discuss these issues with Historic England. It is noted that the Project Team has already made contact Historic England.

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THE LONDON TUNNELS, 38-39 and 40-41 FURNIVAL STREET, LONDON EC4A 1JQ

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1. INTRODUCTION

- 1.1 Mills Whipp Projects has been commissioned by The London Tunnels PLC to prepare an archaeological desk-based assessment (DBA) of the Chancery Lane Tunnels. Its purpose is to identify the archaeological potential of the Site and consider the proposed scheme's likely impact on it.
- 1.2 The project scheme consists of the change of use of existing deep level tunnels (Sui Generis) to visitor and cultural attraction, including bar (F1); demolition and reconstruction of existing building at 38-39 Furnival Street; redevelopment of 40-41 Furnival Street, for the principle visitor attraction pedestrian entrance at ground floor, with retail at first and second floor levels and ancillary offices at third and fourth levels and excavation of additional basement levels; creation of new, pedestrian entrance at 31-33 High Holborn, to provide secondary visitor attraction entrance (including principal bar entrance); provision of ancillary cycle parking, substation, servicing and plant, and other associated works.
- 1.3 As the tunnels lay 33m beneath High Holborn their refurbishment will have no impact on near surface archaeology. It will, however, affect the tunnels themselves which Historic England's Greater London Archaeology Advisory Service (GLAAS) consider an important heritage asset. The access points at the tunnels termini may impact the shallower substrata just beneath street level and may affect archaeological deposits. These are situated approximately 250 apart at 38-39 and 40-41 Furnival Street and 31-33 High Holborn (Fulwood Place) (Figs.1 & 19). Separate DBAs have been compiled for each access point as they lay within different local planning authorities. Furnival Street lies just south of Holborn in the City of London and is centred on National Grid Reference TQ3121 8153 and 31-33 High Holborn lies in the London Borough of Camden and is centred on National Grid Reference TQ3099 8164.
- 1.4 Montagu Evans are preparing a Heritage Statement. Built Heritage is addressed elsewhere.
- 1.5 Research shows that the Furnival Street site does not contain any Scheduled Ancient Monuments and does not lie within a Designated Archaeological Area as defined by the Schedule Ancient Monuments & Archaeological Areas Act 1979. It does, however, lie within the City of London which is considered an archaeological priority area except where there is evidence that archaeological remains have been lost due to deep basement construction or other ground works (3.12.18, City of London Local Plan January 2015) (Gaz. ref. 25).

1.6 Both No.38-39 and No.40-41 Furnival Street have existing and previous basements (Figs 14, 16 & 19). That at No.40-41 extends approximately 4m below street level. The proposals for redevelopment will replace these basements with a new four level basement (B1-B4) across the footprint of both buildings (Figs.1, 17 & 18). No.40-41 Furnival Street has an area of 224.86 sqm.

1.7 The Greater London Historic Environment Record has been consulted for a zone of 250m diameter around the centre of both the Furnival Street and Fulwood termini to produce one large study area (GLHER Report No.18091,10:10:2023). GLHER references are given in brackets. The chief cartographic sources have been used and some are included as figures. Other sites further away have been mentioned where appropriate (Fig.2). This research has been sufficient to indicate the chief developments in the history of the Site.

1.8 Dates used in this report:

Palaeolithic c 700,000–12,000 BC
Mesolithic c 12,000–4000 BC
Neolithic c 4000–2000 BC
Bronze Age c 2000–600 BC
Iron Age c 600 BC–43 AD
Roman 43–410
Saxon 410–c 1000
Mediaeval c 1000–1500
Post mediaeval–modern (1500–present industrial)

1.9 In undertaking this work the following documents have been consulted:

- Historic England - *Guidelines for Archaeological Projects in Greater London* (April 2015)
- Historic England Guidance Good Practice advice Documents (2015 & 2017)
- Chartered Institute of Field Archaeologists - *Code of Conduct*
- Chartered Institute of Field Archaeologists, 2014 *Standard and guidance for historic environment desk-based assessments*
- English Heritage, 1991 - *Management of Archaeological Projects*
- City of London Local Plan (2015) (2018)

2. ARCHAEOLOGICAL BACKGROUND

Geology and Topography

- 2.1 Furnival Street lies on the Hackney Gravel river terrace deposits. These represent the remains of a former floodplain of the River Thames - the river itself lies a further 800m to the south of the Site (BGS sheet 256). The gravels are underlain by London Clay which outcrops approximately 300m to the east of the Site in the Fleet Valley. In some areas the gravels are capped by Langley silt, a sandy silt brickearth which formed in the Late Devensian stage (32,000-10,000BC). It is considered to be a combination of loess and water lain sediments and was an important source of building material for London in all periods.
- 2.2 The eastern side of the study area is dominated by the River Fleet which rises in Hampstead and flows down the line of the modern Farringdon Road. In the prehistoric and Roman periods it was much deeper. A tributary of the River Fleet may have been recorded at 43 Fetter Lane, approximately 150m south-east of the Site, where a large waterlain deposit was discovered beneath a mediaeval dump (Gaz. ref. 32).
- 2.3 Street level broadly slopes down from around 22m OD on High Holborn to 19.80m OD at 39-40 Furnival Street. Although numerous archaeological investigations have recorded the natural gravels in the study area, most have been truncated by modern basements giving false elevation levels. Nonetheless, they indicate the gradual upward slope of the river terrace gravels northwards away from the Thames. Untruncated gravels were recorded at 11-23 Fetter Lane (Gaz. ref. 13) approximately 250m south-east of the Site at an elevation of 14.46m OD. Further north towards Holborn they have been recorded at 17.33m OD and 17.90m OD (Gaz. refs. 1 & 15) and at the southern end of Furnival Street at between 17.30m OD and 16.97m OD (Gaz, refs. 4, 8 & 11).

Prehistoric

Palaeolithic - Neolithic

- 2.4 There is very little evidence for a Palaeolithic presence in the study area. The GLHER dataset has only two Palaeolithic finds entries, both Palaeolithic handaxes, one from Chancery Lane (Gaz. ref. 29) and the other Holborn. Although transient prehistoric groups undoubtedly crossed the general area, there is no indication of long-term occupation.
- 2.5 Further to the north, scattered prehistoric material has come from the southern part of LB Camden and Palaeolithic handaxes have been

reported from Eagle Street and Gray's Inn Road beyond the study area. These finds are, however, redeposited in later gravel terraces and do not indicate settlement.

- 2.6 Within the study area only one entry is listed for the Mesolithic period, a flint chisel found in Holborn in 1870 (Gaz. ref. 30), while none are recorded for the Neolithic period.

Bronze Age

- 2.7 Technological advances initiated in the Bronze Age (c. 2,000-750 BC) saw an increase in the use of bronze for tools and increasing social complexity reflected in the first indications of land tenure patterns in some parts of the country. An agricultural economy is likely to have developed within a landscape of small farms and settlements on the higher gravels and river valley locations. No finds from this period are, however, listed within the GLHER for the study area, although to the south a hoard was discovered from Kingsway (Mills 1982 4) and the Time Team recovered a sherd of prehistoric pottery during excavations at Lincoln's Inn Fields (Gaz. ref. 6).

Iron Age

- 2.8 Although, generally, population figures continued to grow during the Iron Age (c. 600 BC – AD 43) putting a strain on land tenure patterns, there are almost no traces of Iron Age occupation of the study area. Only one entry is listed, a sherd of pottery from Took's Court just over 100m south of the Site (Gaz. ref. 8). Beyond the study area a ditch in Clerkenwell (080358) indicates occupation on the gravel spur overlooking the Fleet valley approximately 500m north-east of the Site.
- 2.9 Although transient prehistoric groups undoubtedly lived in the general area there is no indication of long term occupation in the study area.

Roman

- 2.10 During the Roman period the study area was occupied for the first time with any intensity. Approximately 700m to the east lay the City of London (*Londinium*), the main Roman settlement. Roads radiated from *Londinium* to the rest of Britain. High Holborn follows the line of the major road to Silchester (Gaz. ref. 27). As burials were forbidden within the boundary of the City, the main roads were lined by cemeteries. Numerous burials from Atlantic House, approximately 500m to the east, indicate a dense cemetery on the banks of the River Fleet.
- 2.11 There appears to be a discrete area of Roman burials separate from the City cemetery. These cluster around the junction of Gray's Inn Road and High Holborn about 100m northwest of the Farnival Street

site. There are numerous GLHER Roman entries for the study area. Roman burials, both inhumations and cremations have been recorded at Southampton Buildings (Gaz. ref. 1), Fetter Lane (Gaz. refs. 2 & 32), Waterhouse Square (Gaz. ref. 34) and Holborn/Grey's Inn Road (Gaz. refs. 21 & 35). In addition a funerary inscription was found in Holborn in the 19th century (Mills 5). This group of burials may indicate the presence of a farmstead near the Gray's Inn Road / High Holborn junction.

- 2.12 Roman gravel quarrying is widespread in the study area producing material for road building and construction works. Quarries have been recorded at Fetter Lane (Gaz. refs. 2, 3 & 5) and 1 & 32 Furnival Street (Gaz. refs. 4 & 10). Also recorded in the area are numerous ditches which are likely to function both as field boundaries and drainage as part of land management for a generally agricultural landscape. Ditches at Southampton Street included a supine inhumation at its base (Gaz. ref.1) and ditches were also recorded at Ely Place (Gaz. ref. 14) and Barnard's Inn (Gaz. ref. 23). A Roman ploughsoil was recorded at High Holborn about 150m west of the Site (Gaz. ref. 15) and possible Roman industrial activity at Southampton Buildings and St Andrew Holborn (Gaz. ref. 1 & 9).
- 2.13 The Site is likely to have occupied generally open ground within a broader agricultural landscape east of Londinium.

Saxon

- 2.14 After the Romans departed in 410AD the City was abandoned. Early Saxon material has been found in the Covent Garden area to the south of the Site which then became an important trading port, *Lundenwic*, by the Middle Saxon period (800 AD). St Andrew's Church, Holborn, some 200m east of Furnival Street was described as old in the 10th century and was probably the nucleus of a small village. No Saxon material has been found in the study area.
- 2.15 The Site was probably open ground in the Saxon period.

Mediaeval

- 2.16 Holborn became a thriving suburb of London in the mediaeval period (Fig.3). In the 12th century the first headquarters of the Knights Templar stood approximately 100m to the west of the Site. A substantial chalk foundation was recorded during a watching brief at 43-36 Southampton Buildings in 2000 'consistent with the location and design of the circular church of the Knights Templars' (Gaz. ref. 1). In 1160 they also built 'New Street' or 'Chancellors Lane' (Gaz. ref. 36) while substantial houses were built along High Holborn on the north

side of the Site. Inns of Court were established by the 14th century and the Site is likely to have occupied open fields between the Bishop of Lincoln's Inn to the west, where the old temple stood, and St Andrew's Holborn and the Bishop of Bangor's Inn to the east (Fig. 3).

- 2.17 Ribbon development along High Holborn took place during the late mediaeval period as the suburb became more organised. A number of Inns and halls were constructed and by the 16th century the Site was in the vicinity of the Abbot of Malmsbury's Inn to the rear of the houses along Holborn. Staples Inn (Gaz. ref. 31) lay on its western side and Barnard's Inn on its eastern side (Gaz. ref. 23) (Fig. 4). Land management of the area was carried out including the cutting of drainage ditches to deal with generally wet ground. At Plough Place and Fetter Lane approximately 150m east of the Site (Gaz. refs. 17 & 32), there was a systematic attempt to fill in the possible tributary of the River Fleet using dumped material to consolidate the soft ground.
- 2.18 Such intensive development of the area is represented within the archaeological record and the GLHER lists numerous entries. These include at Fetter Lane about 100m southeast of the Site garden deposits and the remains of a mediaeval chalk built hall were recorded (Gaz. ref. 2, 3 & 5). On Ely Place to the north of the Site the remains of the 13th century town house of the bishops of Ely were recorded (Gaz. ref. 7). On the Site itself at 40-41 Furnival Street, excavations in 1987 ahead of the construction of the existing building recorded mediaeval gravel quarries backfilled with brickearth, a series of 13th-15th Century rubbish pits and chalk-lined cesspit (Gaz. ref. 12; site code: FUR87). The remains of a late 17th Century L-shaped building were excavated on the southern half of the Site which may have removed any evidence for the earlier inn (Figs 6 & 7).

Post Mediaeval

- 2.19 In 1562 the Site was depicted as being occupied by the rear garden of buildings on the High Holborn frontage with open fields behind (Fig. 5). To the east lay St Andrews Church and Fetter Lane while to the west Chancery Lane is shown. In 1658 (Fig. 6) the entire area of High Holborn is fully occupied by buildings. Excavations on Fetter Lane approximately 150 south-east of the Site provided evidence for the development of the western, suburban zone of the City from the 16th to the 18th Centuries (Gaz. ref. 3). Evidence of open areas containing quarry pits and rubbish pits followed by a lengthy sequence of cellared brick buildings was recorded and the excavator suggested the possibility that one of the buildings was destroyed during the Great Fire of 1666. Excavations at 32 Furnival Street just south of the Site recorded brick foundations, walls and stone floor flags of 17th or 18th Century cellars (Gaz. 10) and investigations at Chancery lane observed the remains of the 17th century Symonds Inn's brick

foundations and a cellar (Gaz. ref. 16). On the western side of Chancery Lane evidence for possible industrial activity, a small furnace, was recorded (Gaz. ref. 18).

- 2.20 Archaeological fieldwork across Holborn has also recorded numerous gravel quarries. Many date to the 17th Century and correlate with the reconstruction of London following the Great Fire. Such quarrying was observed at 1 Furnival Street approximately 120m south of the Site (Gaz. ref.4). In this case they were cut through by later brick foundations.
- 2.21 In 1676 the Site is shown on Ogilby's map in greater detail possibly showing the 'L' shaped building remains excavated in 1988 (Gaz. ref. 12; FUR87) (Fig.7). Buildings occupy both the Castle Yard (now Furnival Street) street frontage and the ground behind. Barnards Inn and Staple Inn are marked to the east and west of the Site.
- 2.22 Rocque's map of 1746 suggests the whole area had been built up and an alley way crosses the middle of the Site eastwards from Castle Yard (Fig.8). Greater detail is given by Horwood map of 1819 (Fig.9). The Site is occupied by four buildings, two either side of the alley way. A small area of open ground lies to their rear. Castle Yard is now called Castle Street.
- 2.23 In the 1880s the name Castle Street was changed to Furnival Street in commemoration of Furnival's Inn (Weinreb & Hibbert 1983 299). By 1894 / 1914 the Ordnance Survey maps show the area to be completely built up, again showing four buildings and an alley way occupying the Site (Figs.10 & 11). The southern two, 38-39 Furnival Street lay over the entrance to the Chancery Lane tube station and contained a goods lift and vent shaft in their basement.
- 2.24 In the early 1940s a deep level air-raid shelter was built beneath the tube lines. During WWII Staple Inn was hit by a V1 causing extensive damage in the area (Fig. 12). Nos.38-39 Furnival Street was badly damaged and was demolished, the demolition rubble infilling its basement. The Ordnance Survey map of 1960 shows Nos. 40-41 Furnival Street still in place but Nos.38-39 are shown as open ground following their demolition.
- 2.25 After the war the air-raid shelter beneath High Holborn was turned into the Kingsway telephone exchange (Fig. 13) (Gaz. refs. 28 & 38). It was later converted into a government bunker that could survive a nuclear attack.
- 2.26 The buildings at Nos. 40-41 Furnival Street were demolished in 1988 when an archaeological watching brief was maintained (Gaz. ref. 20) (FUR87). Cores of walls were examined along with features including fireplaces, windows and floor joist levels. An excavation was then

undertaken recording and removing the archaeological deposits on the Site prior to the construction of the existing building (Gaz. ref. 12).

Kingsway Tunnels

- 2.27 Chancery Lane Underground station was opened in 1900 by the Central London Railway. It was provided with four lifts between ground and platform level but was rebuilt in the 1930s to accommodate escalators which necessitated a new subsurface ticket hall. The eastern tube station entrance building containing a goods lift and ventilation shaft and lay at 38-39 Furnival Street (Figs. 13 & 16).
- 2.28 During WWII Holborn suffered heavy bomb damage (Fig. 12) but Chancery Lane tube station was one of eight underground stations with a deep level air-raid shelter built underneath it in the early 1940s. The air-raid shelter comprised of two east-west alignment tunnels, one each side of the Central Line (Fig. 13).
- 2.29 After the war in 1945-1949 it was used as a government communication centre where material from the Public Records Office was stored. In 1949 the Site was given to the General Post Office who extend the shelter with the addition of four shorter north-south aligned tunnels (Figs 13 & 19). This was completed by 1954 when the Kingsway telephone exchange was opened. By 1956 it became the UK termination point for the first transatlantic telephone cable. It was later known as the Kingsway Trunk Switching Centre and in the 1970s the first UK radio paging terminal. In the 1980s it housed the Kingsway Computer Centre and was provided with a staff restaurant, tea bar and licensed bar. Parts of the tunnel system had been built as a government bunker that could survive a nuclear attack and contained an artesian well and rations to maintain several hundred people for many months (Gaz. refs. 28 & 38). It had two entrances, one on 31-33 High Holborn and the other a goods lift at 38-39 Furnival Street (Fig. 19). A third at Tooks Court was demolished in 2001. In 1996 it was abandoned and in 2008 British Telecom put the tunnels up for sale.
- 2.30 A digital survey and virtual tour of the tunnels has been produced by The London Tunnels and a Heritage Statement is being prepared.

3. ARCHAEOLOGICAL POTENTIAL

Archaeological Importance

- 3.1 There is no indication of a significant prehistoric presence in the area.
- 3.2 The presence of a Roman road does not imply significance for this period – there are some 6,000 miles (9,000km) of major Roman roads in Britain. The archaeological evidence for burials indicates a small cemetery, possibly for a Roman farmstead may have lain somewhere around the junction of Gray's Inn Road and High Holborn about 100m northwest of the Furnival Street site. The Site has a medium/high potential for Roman archaeology.
- 3.3 There is no evidence for Saxon or early mediaeval occupation of the study area but the Site was undoubtedly occupied by buildings from the 15th century onwards. Lobell's reconstruction of Holborn in 1520 suggests that the Site may have been occupied by part of the Abbot of Malmesbury's Inn (Fig. 4). This would be of regional interest. The Site has a medium/high potential for mediaeval archaeology.
- 3.4 From the 16th century the Site lay behind the High Holborn street frontage but was enveloped within the expanding the development of the western, suburban zone of the City from the 16th to the 18th centuries leaving the remains of brick foundations, cellars and vaults. Such remain would be of local interest. Late mediaeval and early post mediaeval structures would be of regional interest. The Site has a medium/high potential for post mediaeval archaeology while the 20th century underground tube entrance and shaft would be of local interest.
- 3.5 Following WWII the Chancery Lane air raid tunnels beneath High Holborn were converted into the Kingsway telephone exchange, built as a government bunker that could survive a nuclear attack (Gaz. refs. 28 & 38). They are considered to be of national importance. The determination of significance of these archaeological remains is based on statutory designation and or professional judgement against values set out in Historic England's Conservation Principles (Historic England, 2008, 2017).

Archaeological Survival (Figs 14-16)

- 3.6 Archaeology beneath 40-41 Furnival Street was excavated by the Museum of London's Department of Urban Archaeology in 1988 prior to the erection of the existing building on the Site. Further, the 1980s building was provided with a basement covering the footprint of the building (Fig. 14). Its floor slab lies approximately 3.70m deep and so

its estimated formation level would be just over 4m below street level. Archaeological survival is therefore considered to be very low.

- 3.7 Following extensive damage during WWII the previous building at 38-39 Furnival Street was demolished. It functioned as an entrance to Chancery Lane tunnels and its basement housed a vent shaft and goods lift (Figs. 15 & 16). Following its demolition the Site remained open, its existing basement infilled with demolition rubble (Fig. 13), until the existing building on the Site was erected (Fig. 1 & 19).
- 3.8 Given the old basement housing the Chancery Lane Tunnels' vent shaft and access shaft lay on the Site, archaeological survival is likely to be very low. But beneath High Holborn the Kingsway Tunnels survive mostly intact.

Archaeological Assessment

- 3.9 Although the study area has archaeological potential for the Roman, mediaeval and post-mediaeval periods, the existence of the modern basements and access shafts on the Site will have severely truncated and fragmented any potential deposits. Archaeological survival is therefore considered to be very low.
- 3.10 The Kingsway Tunnels have survived beneath High Holborn and are considered to be of national importance with respect to military and industrial archaeology.

4. **IMPACT ASSESSMENT (Figs. 17 & 18)**

- 1.1 The project scheme consists of the change of use of existing deep level tunnels (Sui Generis) to visitor and cultural attraction, including bar (F1); demolition and reconstruction of existing building at 38-39 Furnival Street; redevelopment of 40-41 Furnival Street, for the principle visitor attraction pedestrian entrance at ground floor, with retail at first and second floor levels and ancillary offices at third and fourth levels and excavation of additional basement levels; creation of new, pedestrian entrance at 31-33 High Holborn, to provide secondary visitor attraction entrance (including principal bar entrance); provision of ancillary cycle parking, substation, servicing and plant, and other associated works.
- 4.2 As the Tunnels lay 33m beneath High Holborn, their refurbishment will have no impact on the shallower near surface deposits. The refurbishment, however, could affect some of the tunnels' earlier features relating to the 1940s air-raid shelter and later bunker and computer centre.
- 4.3 The proposed new basements at Furnival Street may impact the shallower substrata from street level (Figs 17 & 18. 19). They are, however, located within the footprint of the existing basement at 40-41 Furnival Street and the previous basement at 38-39 Furnival Street and so proposed scheme's impact will be low.
- 4.4 The development of the Furnival Street site will involve the construction of a new four level basement (B1 - B4) across the footprint of the Site i.e. both 38-39 and 40-41 Furnival Street (Fig. 17 & 18). The proposed new building at 38/39 Furnival Street is likely to be founded on piles. The existing shaft will be retained within the new basement.

5. CONCLUSIONS

- 5.1 The Site lies within the City of London archaeological priority area. The exception to the archaeological priority area occurs where there is evidence that archaeological remains have been lost due to deep basement construction or other ground works (City of London Local Plan, 2015, 2018) (Gaz. ref. 25).
- 5.2 The existing building at 40-41 Furnival Street has a 4m deep basement and the Site was archaeologically excavated prior its construction in 1988. The building next door at 38-39 Furnival Street sits over an earlier basement housing a vent shaft and goods lift for the Chancery Lane underground station (Fig.16). These basements will have removed pre-1930s archaeological deposits on the Site and so impact from the proposed scheme will be very low.
- 5.3 Under these circumstances Historic England has initially suggested that predetermination evaluation of the Site will not be necessary (pending further information and site plan).
- 5.4 Historic England have also maintained that the Kingsway Tunnels are of archaeological interest associated with their industrial and military history and have indicated that historic building recording will be necessary.
- 5.5 A digital survey and virtual tour of the tunnels has already been undertaken by The London Tunnels PLC and a Heritage Statement is being prepared. It is anticipated that the Project Team will discuss these issues with Historic England. It is noted that the Project Team has already made contact Historic England.

APPENDIX 1 Archaeological Gazetteer

The Greater London Historic Environment Record data has been provided by Historic England (GLHER Report No. 18091, 10:10:2023). This gazetteer provides a summary of that data referencing those entries relevant to the deposit model in the desk-based assessment of archaeology.

1. Address: 43-46 Southampton Buildings, WC2
NGR: TQ 31054 81566
HER No.:MLO, 107475,17783, 28155
Event ID: ELO 14999
Description: Excavation and a watching was undertaken by MOLAS in 2000 (SNB00) in advance of a new light well construction at 43-46 Southampton Buildings. Natural sand was reached at between 17.33m to 16.66 OD.

The archaeological work produced evidence of Roman activity, which had been truncated by an 12th Century Knights Templar church. A roughly north-south aligned ditch was recorded, cutting into redeposited brickearth possibly indicative of light industrial activity. A supine inhumation, aligned east west and laid at the base of the ditch, had been truncated by a series of intercutting pits also dating to the Roman period. A Roman cremation is also recorded here in 1905. The watching brief revealed a substantial chalk foundation, which is consistent with the location and design of the circular church of the Knights Templars, dating to the first half of the 12th Century.

2. Address: 86 Fetter Lane, EC4
NGR: TQ 3128 8150
HER No.:MLO,
Event ID: ELO 22002
Description: Five trenches excavated in 1988 (BAA87), the earliest archaeological deposits related to early Roman gravel quarrying, followed by the redeposition of natural gravels to level the area in the 1st-2nd Centuries. This was followed by three 2nd-4th Century burials, two cremations. These features were sealed by an accumulation relating to the disuse of the area, followed by Medieval and Post Medieval garden deposits, which were cut by later Post Medieval refuse pits and a soakaway. These features were levelled by the make-up for a chalk-walled building, possibly a hall.

South of the Medieval hall, the garden soil deposits were cut by a large gravel pit, and Post Medieval dumps and disturbed garden soil covered most of the Site. These were cut in places by 17th-18th Century brick cellars and an 18th Century brick-lined well. The 19th Century reconstruction of Barnard's Inn and the construction of the Mercer's School in 1892-4 severely disturbed many of the archaeological features.

3. Address: 12-14 & 43 Fetter Lane, EC4
NGR: TQ 3132 8140
HER No.:MLO,
Event ID: ELO15215
Description: An archaeological excavation by MOLA in 2011 (NFT10). The natural gravel was observed at between 13.55-15.39m OD, it is likely that it had been truncated by the 19th Century and modern basements.

In Area 1, an external, gravelly layer contained early Roman pottery. A substantial Medieval, east-west running ditch or water channel, crossed the Site. From the late 15th or 16th Century, was steady change from open ground to a densely occupied suburb. 16th / 17th Century brick cellar was earliest structure on the Site. The building underwent two phases of use and the excavated elements of its cellar included the floor, two hearths, a well, a soakaway or mousetrap and at least one cesspit. This building may have burnt down, or been severely damaged, in the Great Fire of 1666. Post mediaeval property boundaries recorded. The truncated remains of internal brick floors, a brick soakaway with an associated drain and external pits were present. A large Victorian manhole was situated in the near-centre of Area 4 and a sequence of 19th-20th Century demolition deposits sealed the trench.

At 43 Fetter Lane the excavations added to the understanding of the development of the western, suburban zone of the City from the 16th to the 18th Centuries. This development is indicated through the evidence of open areas containing quarry pits and rubbish pits followed by a lengthy sequence of cellared buildings. There is a possibility that one of the buildings was destroyed during the Great Fire of 1666.

4. Address: 1 Furnival Street, EC4
NGR: TQ 3113 8145
HER No.:MLO,
Event ID: ELO 1280,1310
Description: An archaeological evaluation MOLAS in 2001 recorded natural sand and gravel at 17.30m OD (FUV01).

Six geotechnical pits and seven evaluation pits were excavated on site. These revealed redeposited brickearth that probably relates to a period of quarrying possibly dating to the Roman period. A series of Post Medieval dumps and pits were exposed the majority being from the 17th Century. A number of wall segments dated to the 18th Century were found although over much of the area the degree of truncation was extensive from the 19th Century building was quite extensive and in some areas concrete was still present more than 1.50m below the basement slab.

An archaeological watching brief by MoLAS in 2002. *Natural brickearth was observed at 17.50m OD with truncated gravel at 15.4m OD. The Site had been comprehensively quarried in the Post Medieval period. They were dated to mid- to late-17th Century and correlate with the reconstruction of London following the Great Fire. These quarries form part of a large area of late Medieval and Post Medieval quarries observed on neighbouring sites. They were cut through, in turn, by the brick foundations of the previous Patent Office and the wall foundations of the 19th Century Great Seal Patent Office were traced. These may have destroyed earlier Roman and Saxon deposits.

5. Address: 12-23 New Fetter Lane
NGR: TQ 3138 8135
HER No.:MLO,
Event ID: ELO383
Description: An archaeological evaluation by MOLAS 2001 (NFL01). Natural gravel was observed at 13.77m OD. Test pit 1 was truncated to 11.4m OD by a 19th Century sewer. Some sandy material recorded in test pit 10 may have been the backfill to Roman quarry pits. The overlying cultivated soil and a pit probably represent fields or gardens of Medieval and early Post Medieval date. A later ditch or pit dated to after 1550. These were sealed by later Post Medieval make up layers.
6. Address: Lincoln's Inn Fields
NGR: TQ 3092 8139
HER No.:MLO,
Event ID: ELO10284
Description: An evaluation was carried out at Lincoln's Inn and Lincoln's Inn Fields by Time Team, Wessex Archaeology and Museum of London Archaeology in 2008. (LFI08). Possible 15th-16th Century surface cut by features containing 16th-17th Century features. A possible subsoil contained a sherd of Prehistoric pottery. Made ground and redeposited natural layers in the south-western corner of the Kitchen Garden contained 16th-17th Century artefacts, Medieval pottery, two Romano-British pot sherds, a Medieval long cross silver penny and a sixpence of Elizabeth I. In Lincoln's Inn Fields, made ground deposits contained later Medieval and Post Medieval material within possible quarry backfill.
7. Address: St Ethelreda's Church, Ely Place, London, EC1
NGR: TQ 3143 8165
HER No.:MLO,
Event ID: ELO 3239
Description: Archaeological excavation in 1985 by the DoGLA (ELY85). Examination of the north portion of the west cloister of the town house (c.1290-1300) of the bishops of Ely exposed a 9m length of the cloister floor, at one point to its full width of 3m. To the west a substantial cloister wall, about 0.9m wide, was uncovered, aligned askew to the chapel and crypt of the palace and constructed of ragstone with a white plaster facing.

8. Address: 17-18 Took's Court, EC4
NGR: TQ 3117 8142
HER No.: MLO 74942
Event ID: ELO 3007
Description: An archaeological watching brief by PCA in 1996. The natural brickearth and gravel were encountered at 16.73m OD and 16.91m OD respectively.

A sherd of possible late Iron Age pottery was recovered from a pit, but it was not possible to establish whether it was in situ or residual. Large quarry pits were probably Medieval in date, and indicate the open nature of the area in this period. In the Post Medieval period the area was developed; as indicated by cess pits and a probable external surface.

9. Address: St Andrew Holborn, St Andrew Street, London, EC4
NGR: TQ 3147 8151
HER No.: MLO,
Event ID: ELO18219
Description: Natural was encountered at 11.7m OD.

MOLA watching brief of the exhumation work being carried out in the crypt at St Andrew, Holborn, in 2002. A total of 1794 burials were recorded during the clearance of the Wren Crypt, dating between 1691 and 1853. A single Roman feature was present, a large rubbish pit, under the tower which contained over 135 sherds of Roman pottery.

10. Address: 32 Fournival Street, EC4
NGR: TQ 3121 8149
HER No.: MLO26560, 26561
Event ID: ELO16994, 16417
Description: DUA evaluation in 1989 and watching brief in 1990 (FUL89). Evidence for quarrying of gravel and brickearth was probably of Roman date. These quarry pits, backfilled with brickearth, were truncated by the brick foundations, walls and stone floor flags of 17th or 18th Century cellars. The latest building, probably of early 19th Century date, was recorded before demolition. This comprised a cellar and three floors.

11. Address: 15-17 Fournival Street, EC4
NGR: TQ 3117 8148
HER No.: MLO,
Event ID: ELO2479, 315
Description: An archaeological evaluation by MOLAS in 2001 (FUN01). The natural gravel was observed at 16.975m OD.

Two boreholes and eight observation pits were evaluated. The intention was to provide information on the level and nature of the present foundations and the extent of truncation and depth of surviving

archaeology. The foundations of adjacent buildings were recorded, as was the level of truncation by basements of older buildings on site. Observations were made on undisturbed natural ground and possible archaeological fills, a dark grey silt with oysters overlying natural Terrace Gravels, potentially the fill of a brickearth quarry as brickearth was observed above the Gravels elsewhere on site.

An archaeological watching brief by MoLAS in 2002 (FUN01). The natural gravel was observed at between 16.2m and 16.4m OD.

Possible remnant of a Roman burial. Reworked brickearth with Roman tile may also indicate Roman activity, possibly connected with the cemetery. Post Medieval quarries recorded penetrating Terrace Gravel.

12. Address: 40-41 Furnival Street, EC4

NGR: TQ 3121 8154

HER No.:MLO 65635, 65630, 65628, 65427,65634, 65632, 65631

Event ID: ELO3325

Description: DUA excavations in 1987 (FUR87). The earliest activity, of Medieval or earlier date, was the quarrying of natural gravels. The quarry pits had been backfilled with brickearth. A series of 13th-15th Century rubbish pits and chalk-lined cesspit postdated these quarries. The remains of the basement, ground floor and three upper storeys of a late 17th Century L-shaped building were identified on the southern half of the Site. In the basement three brick vaults survived with fragments of brick flooring. One fireplace was recorded on the first floor, and two on the second floor. The original height of this building is unknown. North of the building was a contemporary brick-lined well and the remains of a brick-lined cesspit.

Associated Monuments [98364] 40-41 Furnival Street (Post Medieval Cess Pit), [111891] 40-41 Furnival Street (Medieval Pit), [123805] 40-41 Furnival Street (Medieval Quarry), [146789] 40-41 Furnival Street (Post Medieval Well), [149650] 40-41 Furnival Street (Post Medieval Vault), [151328] 40-41 Furnival Street (Post Medieval Building).

13. Address: 25 New Street Square, 11-23 Fetter Lane

NGR: TQ 3133 8133

HER No.:MLO,

Event ID: ELO6363

Description: An archaeological evaluation by MOLAS in 2002 at 11-23 Fetter Lane (NFL01). Untruncated brickearth was recorded at 14.46m OD.

This was Phase 2 of an archaeological evaluation carried out earlier in 2002. Trenches 2, 3, 4, 7, and 11 were excavated. Trench 6 was abandoned. In test pit 2 1.7m of archaeological deposits were recorded including a Post Medieval cess pit and cellar floor, possible Medieval soil and reworked brickearth which may point to Roman period activity.

14. Address: 34 Ely Place
NGR: TQ 31447 81648
HER No.:MLO,76695
Event ID: ELO3234
Description: Excavation DoGLA in 1990 (ELP90). A possible Roman ditch. The work recorded substantial remains of the hall and east range of the London residence of the bishops of Ely, documented c.1290. Human burials included two thought to date to the Civil War period, when the Site was used as a prison and hospital. It was envisaged that most deposits would be preserved in situ.

15. Address: 311-318 High Holborn, London, WC2
NGR: TQ 31000 81586
HER No.:MLO, 78226
Event ID: ELO7649, 6017
Description: Natural observed at 17.90m OD.

An archaeological watching brief by MOLAS in 2006 (HHY05). A possible Roman ploughed soil horizon, a pit and a posthole, a Post Medieval quarrying pit and a 19th Century soakaway.

An archaeological evaluation by MoLAS in 2004 at 311-318 revealed river terrace deposits mainly comprising sand and sandy gravel. The truncated surface of the deposits lay between 16.80m OD and 18.68 OD. Two deep features, provisionally identified as quarry pits, were discovered. One produced pottery dated to AD 50-160, and may have been a gravel pit associated with the nearby Roman road.

16. Address: 22 Chancery Lane, London, EC4
NGR: TQ 31147 81304
HER No.:MLO,
Event ID: ELO8875
Description: Natural observed at 16m OD.

An archaeological watching brief by MOLAS in 2007-8. Archaeological remains of the 17th Century Symonds Inn and remodelling was recorded in two areas that had survived to ground level, although the rest of the Site had been truncated by a basement. The Inn's remains consisted of a series of brick wall foundations, a cellar to successive structures and a mass foundation of re-used chalk, limestone and mortar. The highest archaeological remains were recorded at 17m OD.

17. Address: 1 Plough Place, London, EC4
NGR: TQ 31355 81505
HER No.:MLO,
Event ID: ELO2495
Description: Archaeological watching brief by PCA in 1999 and April 2000 (FTL98). A large feature filled with alluvial clays and waterlain sandy silts was revealed, interpreted as being either a tributary of the River Fleet to the east or a possible large pond. It went out of use in

the 15th Century, when a systematic attempt was made to infill the feature with dumped material and consolidate the soft wet ground with layers of brickearth clay and gravel. The infilled feature was then built upon - evidence of an early Post Medieval cellar, two barrel wells and a drainage ditch revealed

18. Address: 15 Old Square, Lincoln's Inn, London, WC2
NGR: TQ 3105781426
HER No.:MLO,
Event ID: ELO6128
Description: An archaeological watching brief was carried out in 2004-5 MoLAS. Natural brickearth at approximately 18.20- 18.40m OD.

The fragmented remains of a fireplace or small furnace were recorded within the largest basement recorded in association with two small circular pits filled with ash. These may have been waste pits associated with a workshop. Two small fragments of plaster were also recorded supporting the possibility that a structure of some kind existed within the area. Occasional finds of pottery and clay tobacco pipe suggest that the remains dated to the 17th Century.

19. Address: 45 Quality Court, London, EC4
NGR: TQ 31134 81464
HER No.:MLO,
Event ID: ELO1311
Description: An archaeological evaluation MoLAS in 2001(QLY01). Natural gravel was observed at 15.624m OD.

Five trial pits were monitored which revealed extensive brickearth quarries backfilled with domestic rubbish and dated by the presence of a fine Kingston-ware baluster jug to the 15th Century.

20. Address: 40-41 Furnival Street, London, EC4
NGR: TQ 3120981540
HER No.:MLO,
Event ID: ELO16792
Description: A demolition watching brief on standing building remains at 40-41 Furnival Street by the DUA in 1988 (FUR87).The demolition of the building was monitored, with the cores of walls examined during removal in addition to the extent of features such as fireplaces, windows and floor joist levels.

21. Address: Holborn End (Possibly), Gray's Inn Road, London
NGR: TQ 3113481624
HER No.:MLO,
Event ID: ELO5685
Description: two cremations in urns. One is grayware with a smoothed lattice pattern of around 100 to 150 ad. The other is biconical and of buffware

22. Address: Lincoln's Inn Fields
NGR: TQ 3077381391
HER No.:MLO,
Event ID: DLO32918
Description: Registered Park and Garden. Grade II*
23. Address: Barnard's Inn Hall (Mercers' School)
NGR: TQ 3125081541
HER No.:MLO, 107493, 65424, 65420, 65426
Event ID: DLO13275
National Heritage List for England List Entry Number 1002064
AA 50680 Historic England
LO18 Scheduled Monument Legacy (County No.)
Description: One storey with walls of brick and timber-framing; the roofs are tiled. The Hall is the only remaining part of the house of John Mackworth, Dean of Lincoln (d.1451) and dates from late in the C14. Hall originated in 15th century, was reconstructed in the 16th century, restored in C19 and largely rebuilt in 1932 using C17 roundels in new windows, restored panelling and original crown post roof.{3}

To the south lie the two paved courtyards here but the central courtyard was once the garden of Barnard's Inn, one of the Inns of Chancery associated with Gray's Inn. The late C14th Hall survives, which in 1454 was tenanted by Lionel Barnard.

Excavation undertaken by DUA in 1988 (BAA87). A N-S Roman ditch and gravel quarries were found.

24. Address: Gray's Inn Gardens
NGR: TQ 3096781811
HER No.:MLO, 103787
Event ID: DLO32916
Description: Registered Park and Garden Grade II*
25. Address: City of London
NGR: TQ
HER No.:MLO,
Event ID: DLO37697
Description: All of the City is considered to have archaeological potential, except where there is evidence that archaeological remains have been lost due to deep basement construction or other groundworks (3.12.18, City of London Local Plan January 2015). For the full Local Plan see the City of London website:
<https://www.cityoflondon.gov.uk>
26. Address: London Suburbs
NGR: TQ 30547 81892
HER No.:MLO,
Event ID: DLO38617

Description: Archaeological Priority Area - Tier II

27. Address: New Oxford Street
NGR: TQ 3068481540
HER No.:MLO 17773
Event ID: ELO
Description: Roman Road
28. Address: Holborn Circus
NGR: TQ 3120481405
HER No.:MLO66304
Event ID: ELO
Description: The Kingsway Telephone Exchange stretching from Chancery Lane to Holborn Circus (a quarter mile) was built as a government bunker. Constructed in the belief that it could survive a nuclear attack, it was rendered obsolete by the introduction of the hydrogen bomb and handed over to the GPO for a hardened telephone exchange. Little telephone equipment but there is much survival equipment including Ruston and Hornsby diesels used to drive 245kw generators by Lancashire dynamo and crypto company, two Westinghouse dust precipitators, and a Paxman diesel. It was built parallel to an existing tube line with a larger but deeper tunnel.
29. Address: Chancery Lane
NGR: TQ 31105 81405
HER No.:MLO 17695
Event ID: ELO
Description: Lower Palaeolithic Handaxe from Chancery Lane
30. Address: Holborn
NGR: TQ 3120481605
HER No.:MLO 17771
Event ID: ELO
Description: Mesolithic find spot. A 'chisel of yellow flint, part polished' was found on Holborn Hill in 1870.
31. Address: Staple Inn
NGR: TQ 3115381571
HER No.:MLO 16927, 82003, 81998
Event ID: ELO
Description: The hall was built in 1581 by Richard Champion, principal of the inn. c1586. Another principal, Vincent Engham, rebuilt the western part of the Holborn front. The E and W ranges were built or rebuilt in the 18th century. During the second world war the hall and its adjoining buildings were destroyed. These were rebuilt in facsimile by Edward Maufe.

Number 4 5 and 6 Staple Inn and Attached Pump Listed Building
Grade I. 9 and 10 Staple Inn Listed Building Grade II Listed Building.

32. Address: 1 Plough Place, 43 Fetter Lane
NGR: TQ 3132481435
HER No.:MLO 76587, 11058
Event ID: ELO
Description: A waterlain deposit underlay the Medieval dumps and consisted of an extensive dump of Medieval peg tiles. It was probably part of the large interpreted as a possible tributary of the River Fleet. This dumping material is probably an attempt to infill the channel.(1)

Several cremation urns, charred bones also noted. Found by H Gordon, 1922 at 43 Fetter Lane
33. Address: 90 High Holborn
NGR: TQ 3104181635
HER No.:MLO 80029
Event ID: ELO
Description: Gatehouse fronting on to High Holborn GV II Gatehouse. 1583, rebuilt c1965 (owing to foundations slipping) with a reproduction of the stucco south facade added 1967.
34. Address: 142 Holborn, Waterhouse Square
NGR: TQ 3124581625
HER No.:MLO 7901
Event ID: ELO
Description: 3 jugs containing frags burnt bone-2 ring-necked jug,1 grey-ware, mica dusted. (date,rchm).before 1933
35. Address: High Holborn opposite Gray's Inn Road
NGR: TQ 3110581605
HER No.:MLO 17800
Event ID: ELO
Description: cinerary urn found in July 1933
36. Address: Chancery Lane
NGR: TQ 3104081355
HER No.:MLO 17819
Event ID: ELO
Description: formerly New St or chancellors lane, it was built by the knights templars around 1160. The road was paved in 1542 and again in 1547. Agas has it named as Chancerie lane and Rocque records it as chancery lane.
37. Address: Holborn
NGR: TQ 3100581505
HER No.:MLO 17751
Event ID: ELO

Description: Lower Palaeolithic handaxe

38. Address: 31,38 Kingsway Exchange

NGR: TQ 3110181563

HER No.:MLO 72350 - 51

Event ID: ELO

Description: Originally constructed as one of a series of deep level air raid shelters, but used instead as a communications centre.

APPENDIX 2 Sources Consulted

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English Place Name Society 1942 *Middlesex*

GLHER Greater London Historic Environment Record

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APPENDIX 3 – PLANNING and LEGISLATIVE BACKGROUND

National Guidance: National Planning Policy Framework (NPPF) 2021

The National Planning Policy Framework (NPPF) was originally published in 2012 and revised in 2018. This later version was replaced by the most recent version published in July 2021 by the Department for Communities and Local Government, (2021; National Planning Policy). The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

Chapter 16 of the NPPF concerns the conservation and enhancement of the historic environment.

Regional Policy: The London Plan 2021

The London Plan was originally published July 2011 but updated in March 2021. It includes 'Policy HC1 Heritage conservation and growth' which recognises the importance of heritage assets, including any below-ground archaeological resource, in terms of improving access, interpretation, preservation and settings. It states:

- 'A Boroughs should in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving and enhancing the historic environment and heritage assets, and improving access to and interpretation of the heritage assets, landscapes and archaeology within their area.
- B Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:
 - 1) setting out a clear vision that recognises and embeds the role of heritage in place-making
 - 2) utilising the heritage significance of a site or area in the planning and design process
 - 3) integration the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
 - 4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.
- C Development proposals that affect heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative

- impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- D Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design or appropriate mitigation, Where applicable, development should make appropriate provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.
- E Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use. ‘

Local planning policy – City of London

Archaeology and Scheduled Ancient Monuments

City of London Website

Date created: 15/09/2020

Some ancient monuments have statutory protection and are scheduled.

Scheduled monument consent is required for any work which may affect an ancient monument.

The City Corporation's Archaeology and Development Guidance Supplementary Planning Document (SPD) deals with all stages of the planning process, including pre-application advice, archaeological assessment, archaeological evaluation, investigation, mitigation and recording, post excavation assessment, publication and archiving.

The almost continuous occupation of the City through the Roman, Saxon and medieval periods to the present day has led to the build-up of a complex and deep archaeological layer surviving below building basements, streets and open spaces as well as visible monuments such as the Roman and medieval City wall.

Surviving archaeological remains are often the only source of information about the City's past inhabitants and their lives. They are important evidence of the City's long role as a commercial trading centre and port, revealing information about past land uses, society and social and economic change and make a significant contribution to the richness and wealth of the City's townscape.

The London Archaeological Archive and Research Centre (LAARC)([external link](#)) holds artefacts, records and drawings from archaeological excavations in the City and London. Go to [Historic England](#)([external link](#)) for more information about scheduled ancient monuments.

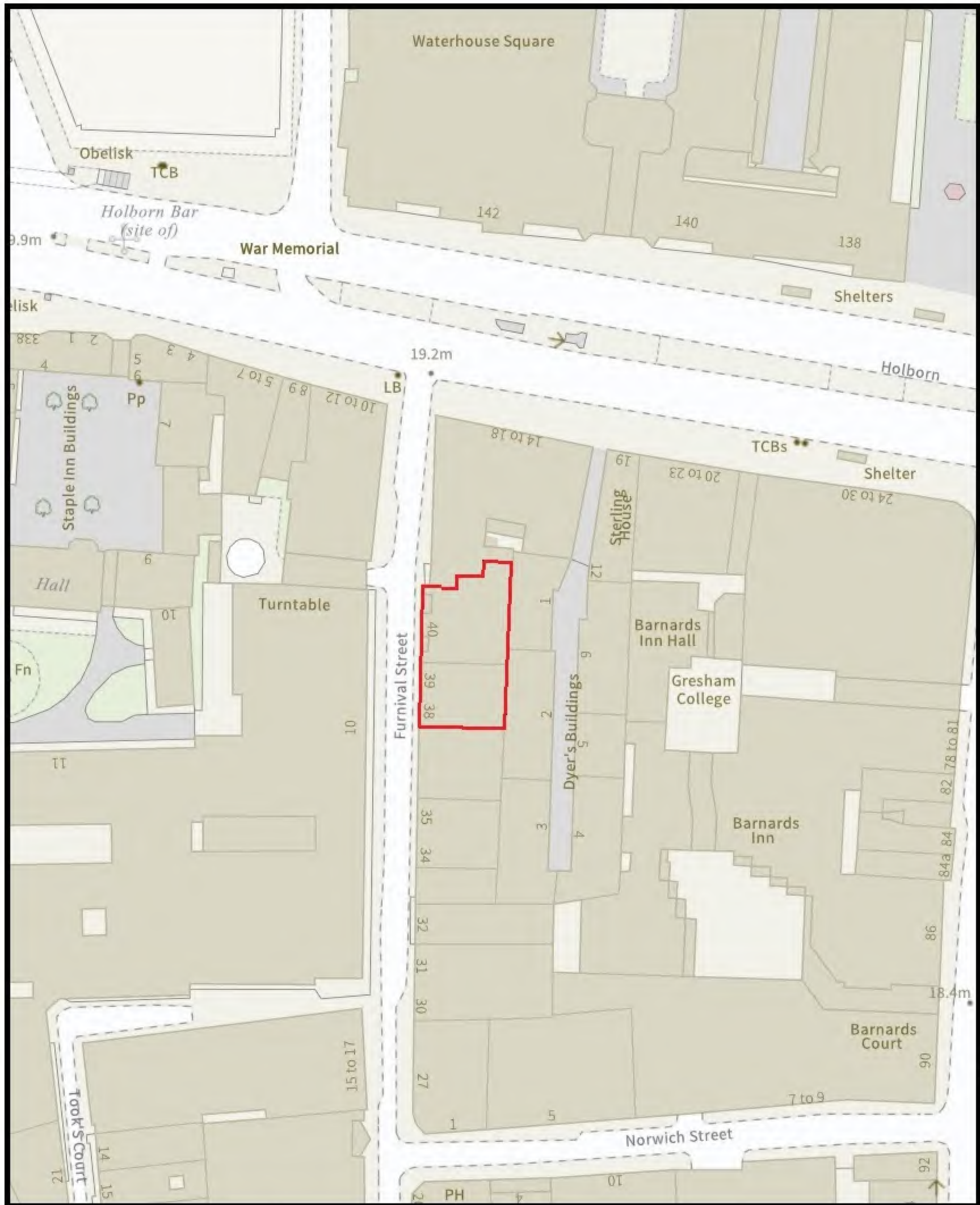
Archaeology and Development Guidance Supplementary Planning Document
PDF (2MB)

Date submitted: 14/01/20

The City Corporation's Archaeology and Development Guidance deals with all stages of the planning process, including pre-application advice, archaeological assessment, archaeological evaluation, investigation, mitigation and recording, post excavation assessment, publication and archiving.

Archaeological advice to The City of London is now provided by Historic England's Greater London Archaeology Advisory Service.

FIG.1 SUBJECT SITE: FURNIVAL STREET



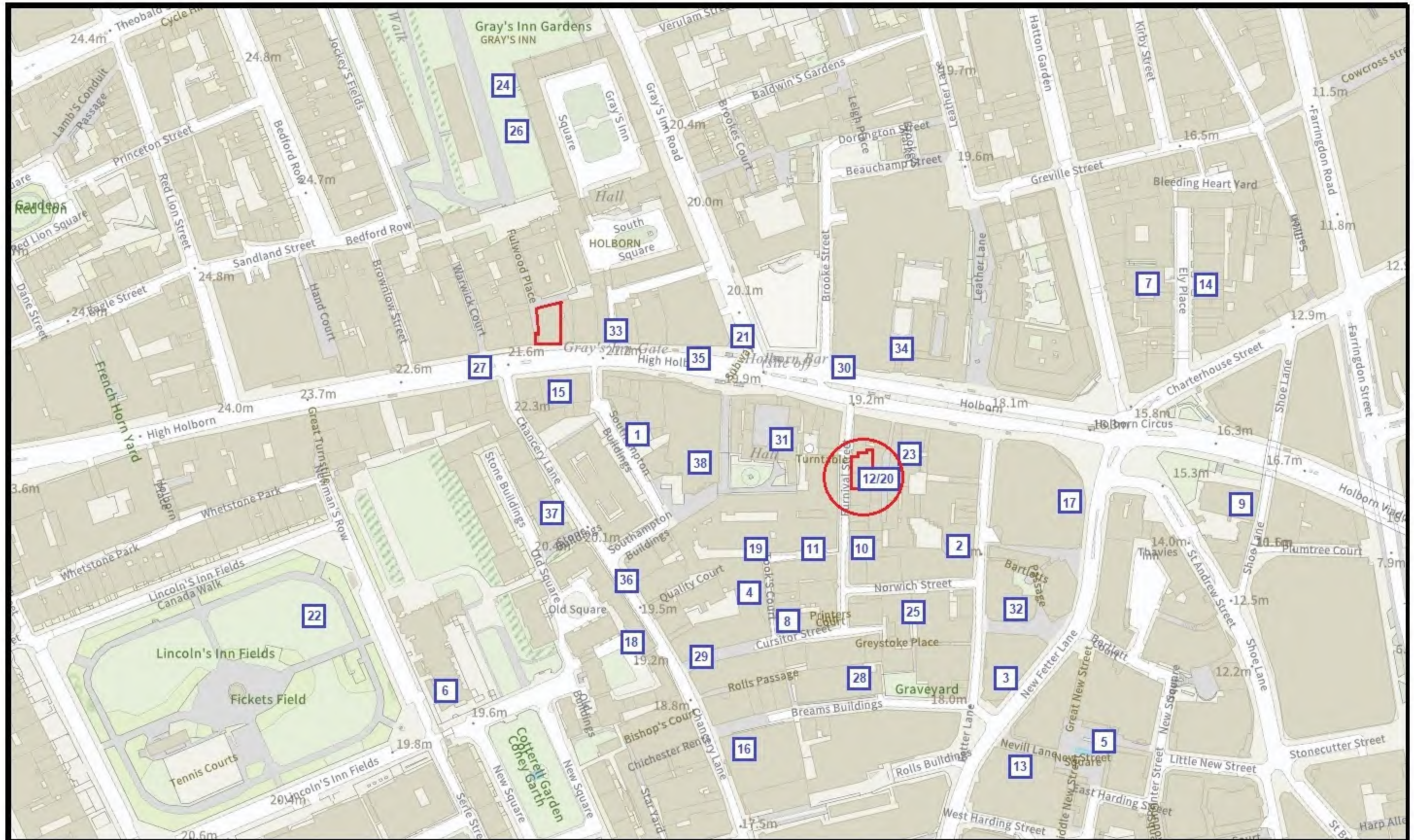
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100m



FIG.2 ARCHAEOLOGICAL BACKGROUND



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FIG.3 HOLBORN 1300.

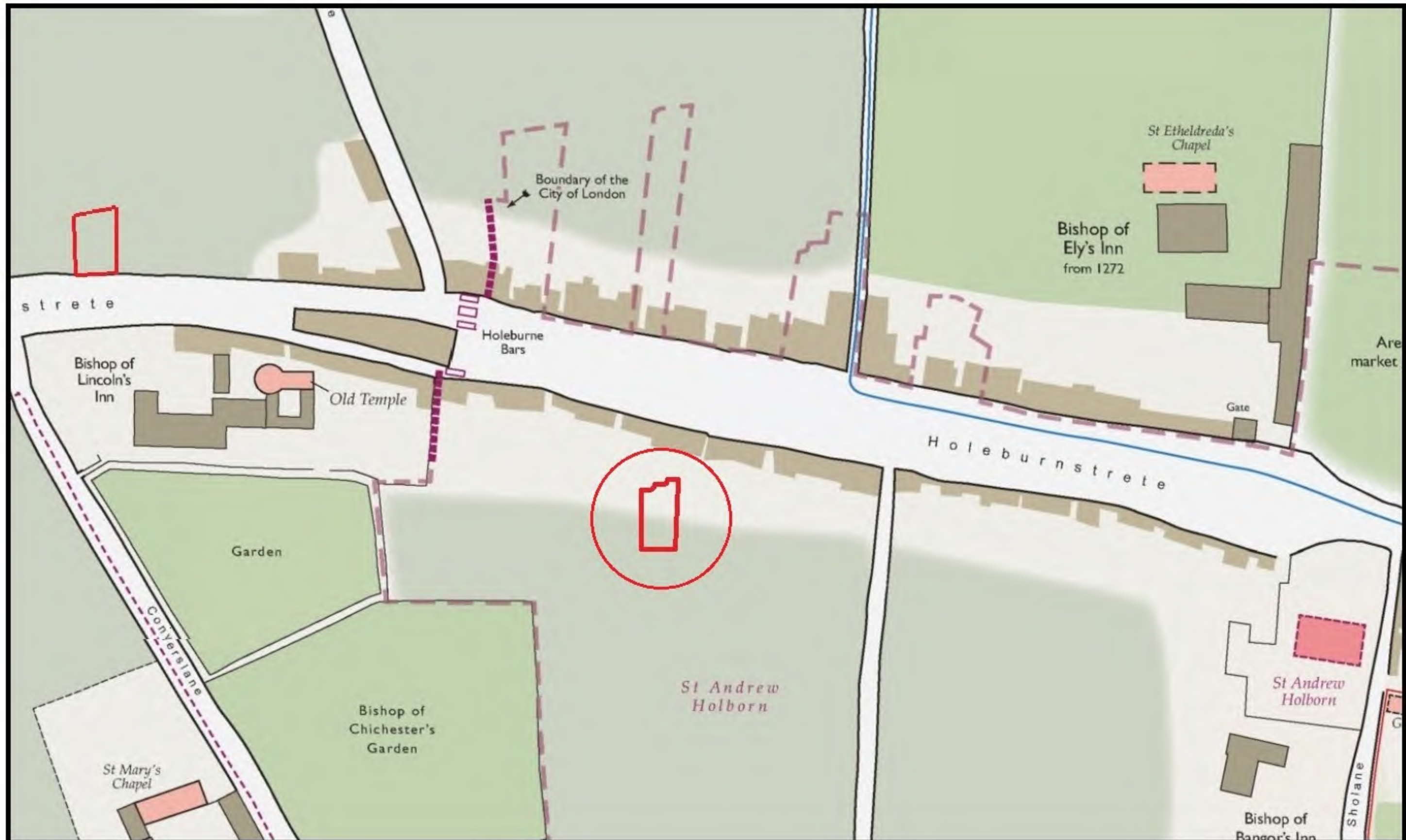


FIG.4 HOLBORN 1520



FIG.5 AGAS 1562

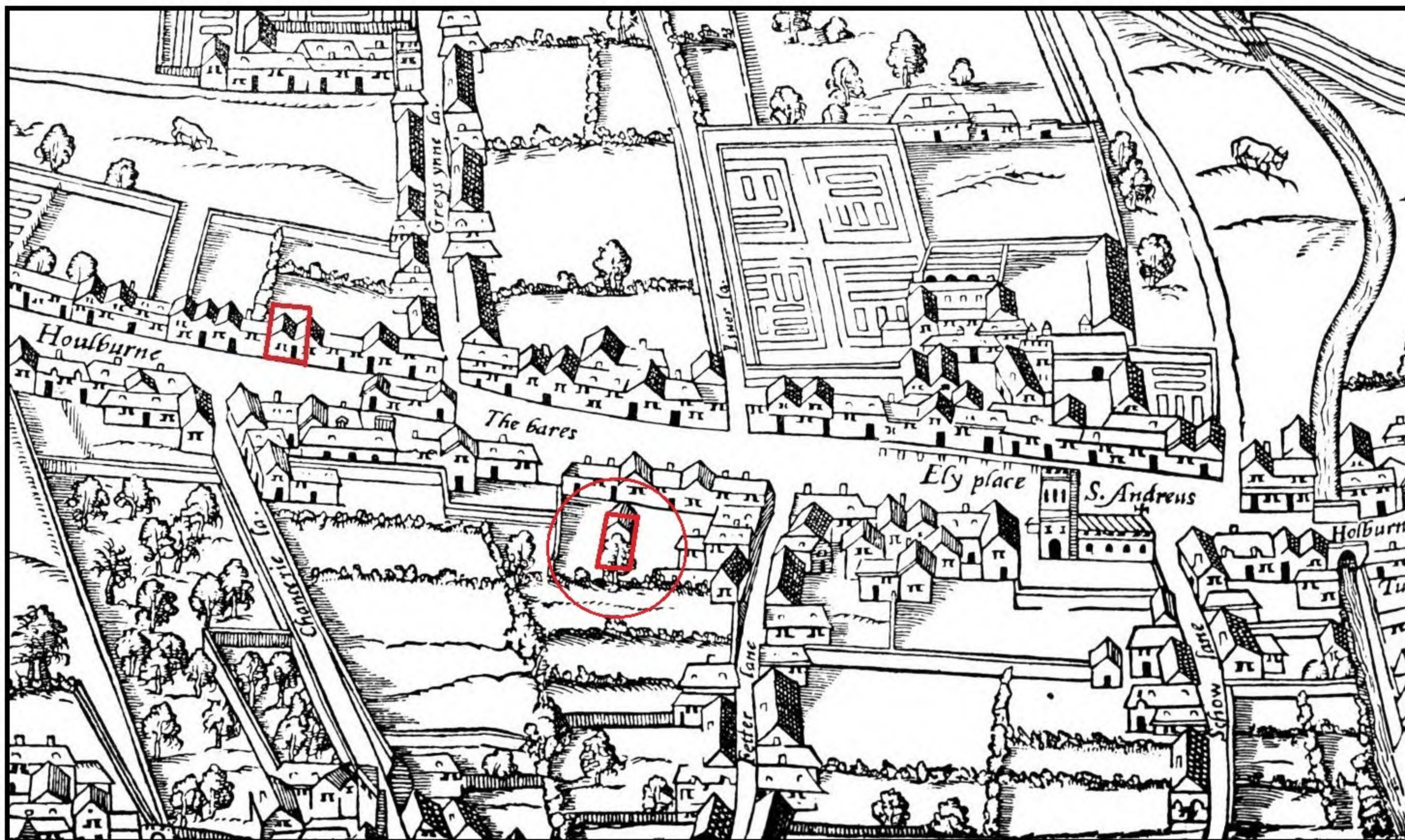


FIG.6 FAITHORNE & NEWCOURT 1658

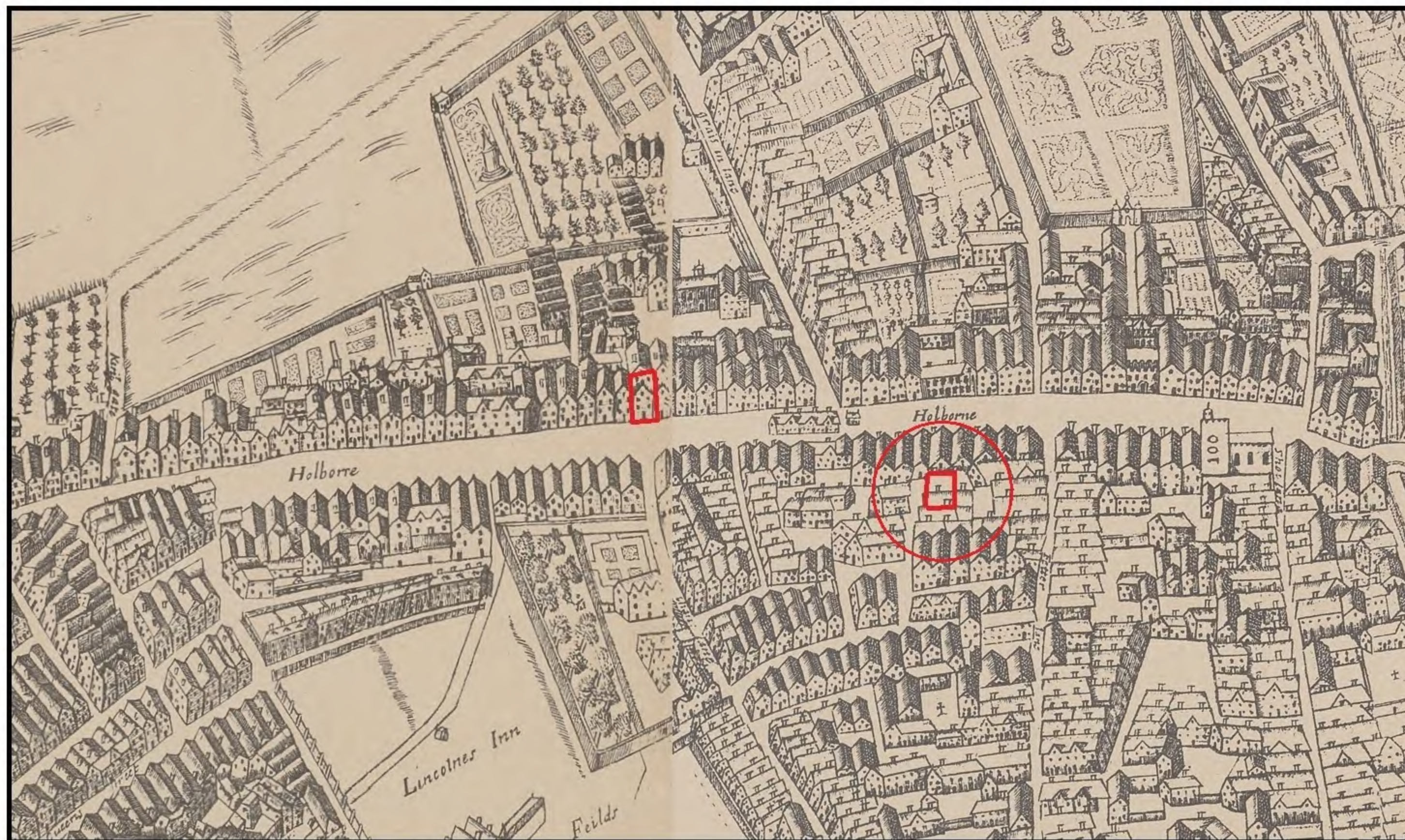


FIG.7 OGILBY 1676



FIG.8 ROCQUE 1746

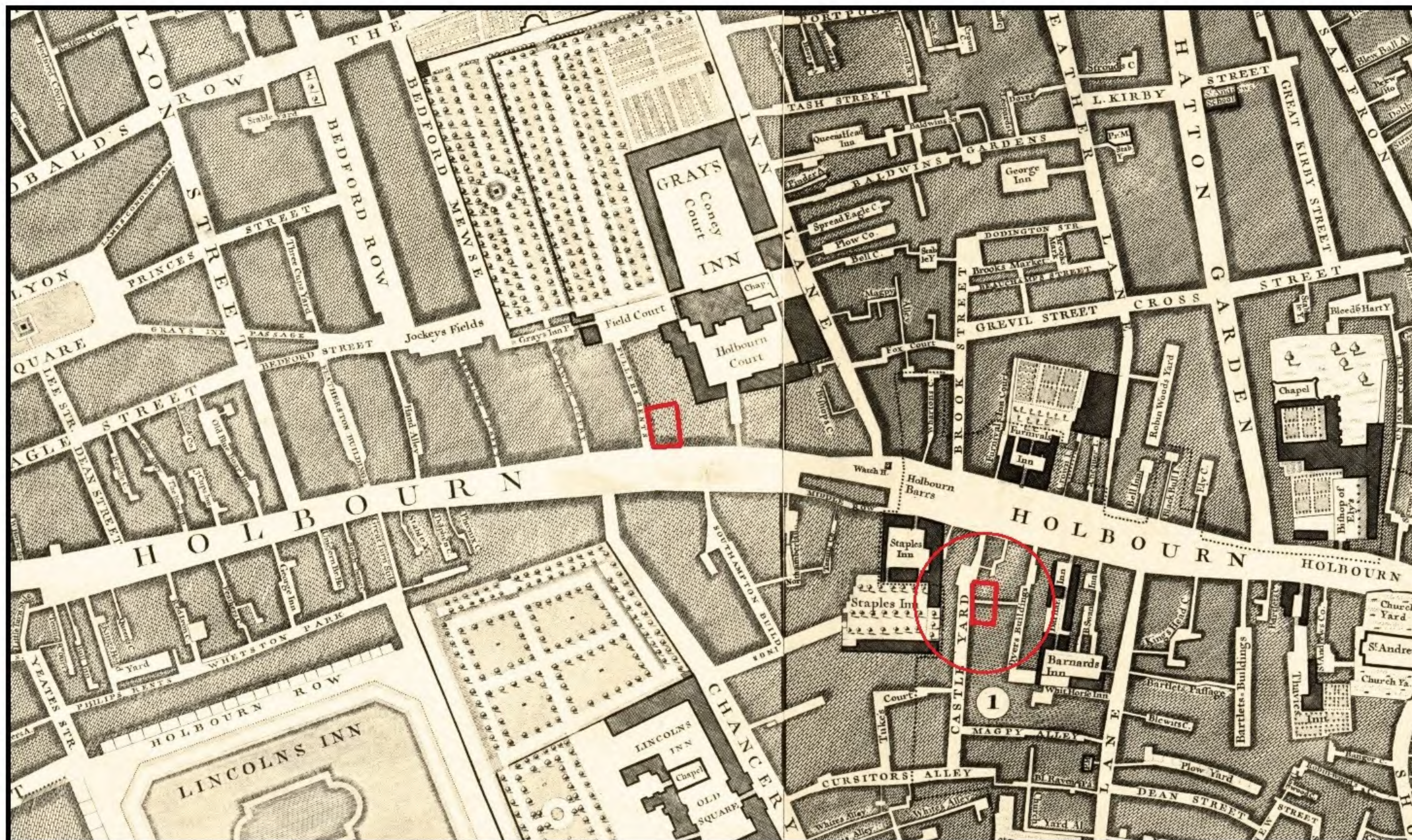


FIG.9 HORWOOD 1819



FIG.10 ORDNANCE SURVEY 1894



FIG.11 ORDNANCE SURVEY 1914

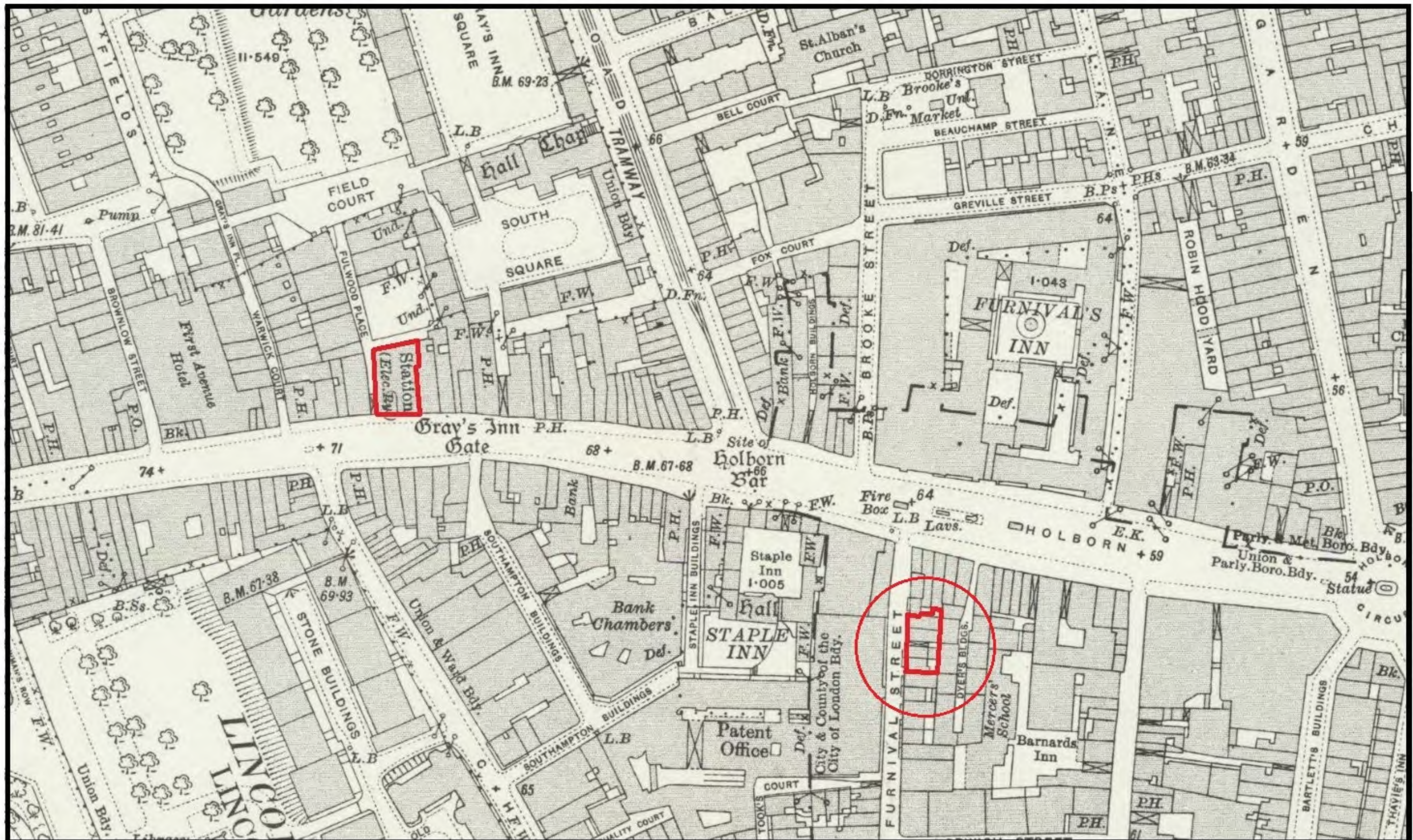


FIG.12 LCC BOMB MAP 1945



FIG.13 ORDNANCE SURVEY 1960
KINGSWAY TUNNELS

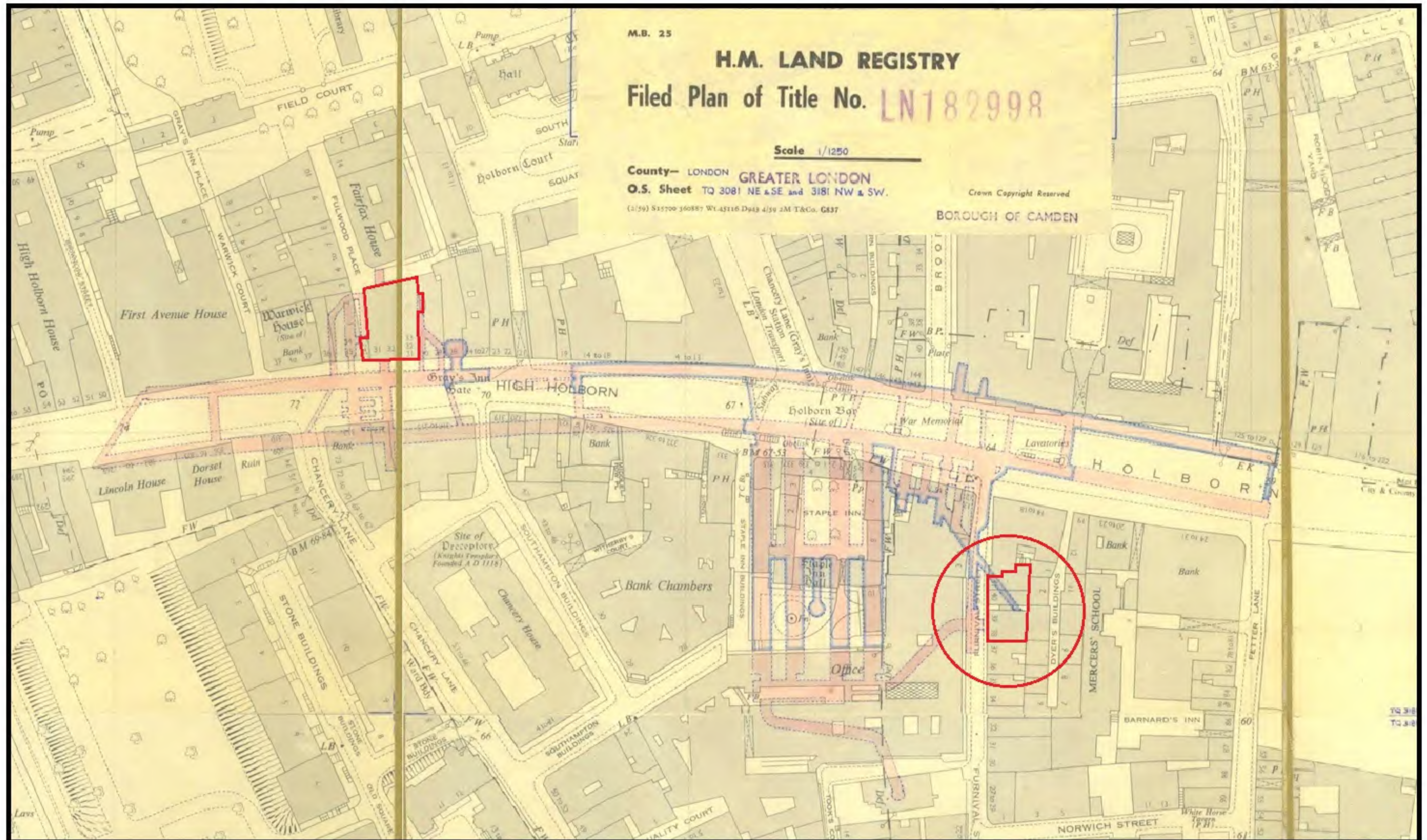
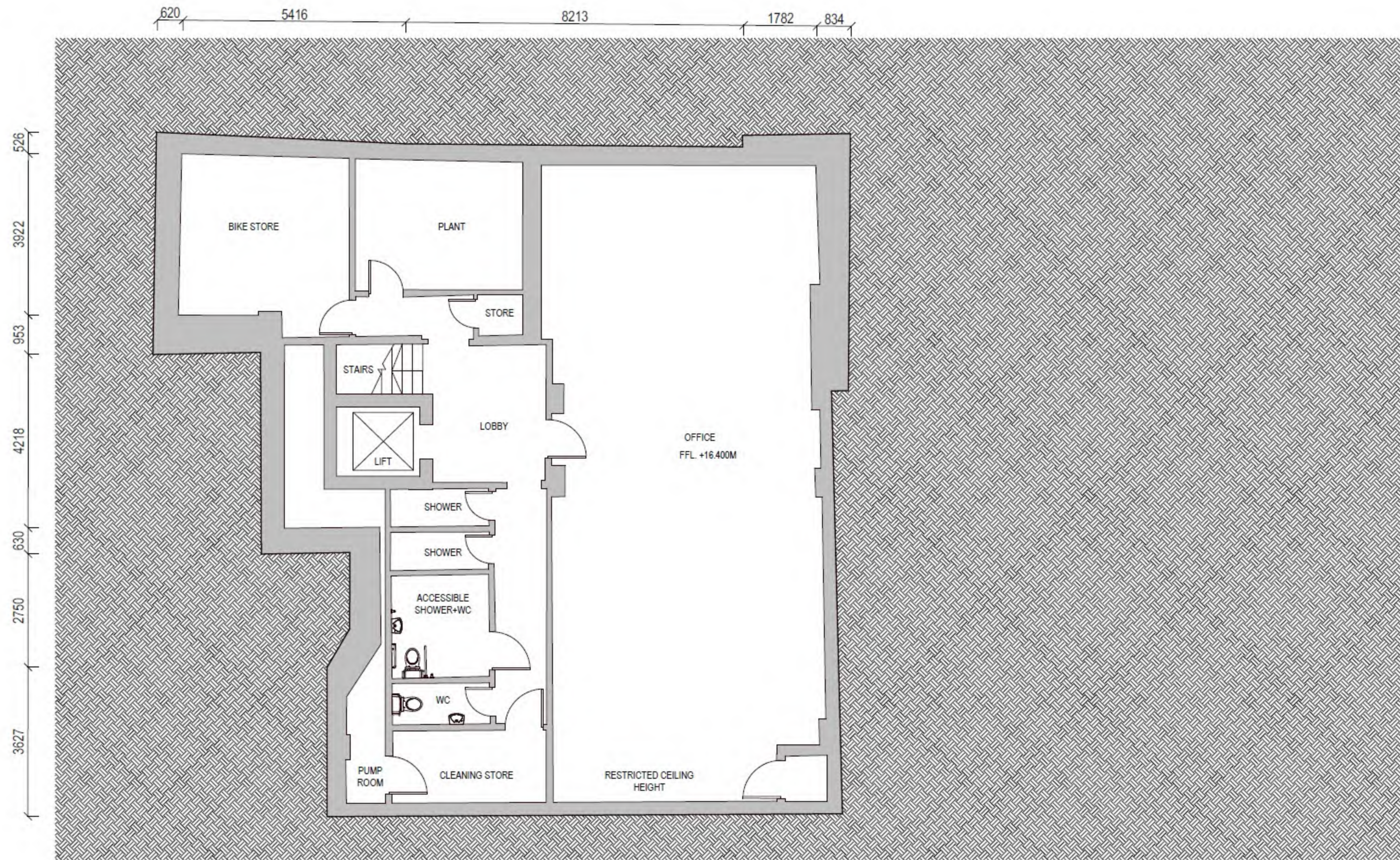


FIG.14 EXISTING BASEMENT



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01	10/11/2023	DRAFT PLANNING
02	21/11/2023	DRAFT PLANNING
Rev	Date	Description

Do not scale. Use figured dimensions only. All dimensions to be checked on site.
All drawings to be read in conjunction with the engineers' drawings.
Any discrepancies between consultants drawings to be reported to the architect before any work commences.
The contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan as being potentially hazardous.
These items should not be considered as a complete and final list.
The work package contractor's normal Health & Safety obligations still apply when undertaking constructional operations both on and off site.

PROPERTY BOUNDRIES AND SURROUNDING
CONTEXT ARE INDICATIVE. TO BE
CONFIRMED AT A LATER DATE ON RECEIPT
OF THE PROPERTY SURVEY.



Issue Status
DRAFT FOR PLANNING
Drawn By KS
Checked By JS

Client
THE LONDON TUNNELS
PLC



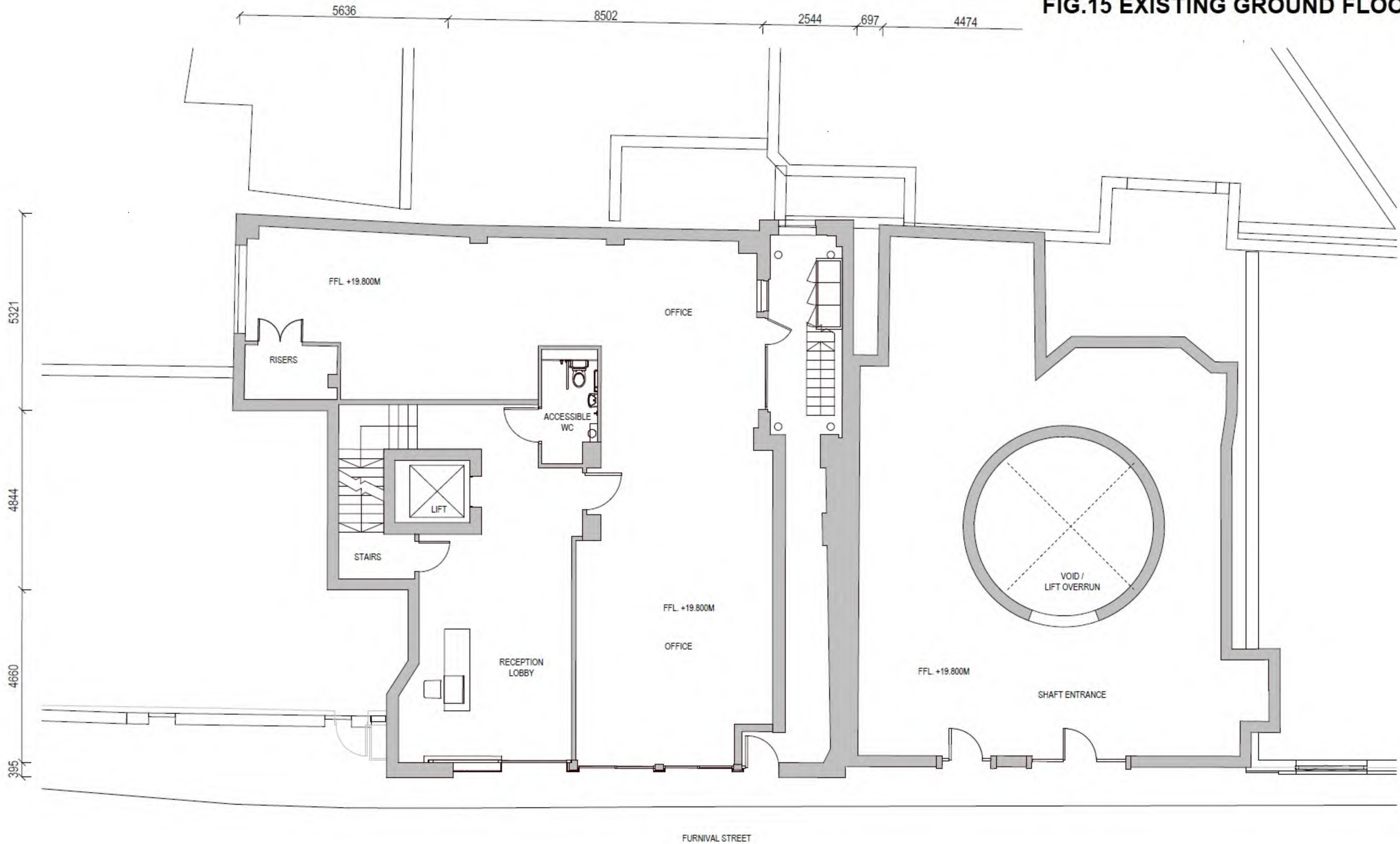
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Project
THE LONDON TUNNELS
Drawing Title
FURNIVAL STREET GA - EXISTING B1 PLAN

Scale of A1
1 : 50
Drawing and CAD File Number
01620 - WEA - 01 - B1 - PD - A - 1049
Rev
02

FIG.15 EXISTING GROUND FLOOR



06	21/10/2023	DRAFT PLANNING
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Do not scale. Use figured dimensions only. All dimensions to be checked on site.
All drawings to be used in conjunction with the engineer's drawings.
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PROPERTY BOUNDARIES AND SURROUNDING
CONTEXT ARE INDICATIVE. TO BE
CONFIRMED AT A LATER DATE ON RECEIPT
OF THE PROPERTY SURVEY.



Issue Status
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Drawn By KS
Checked By JS

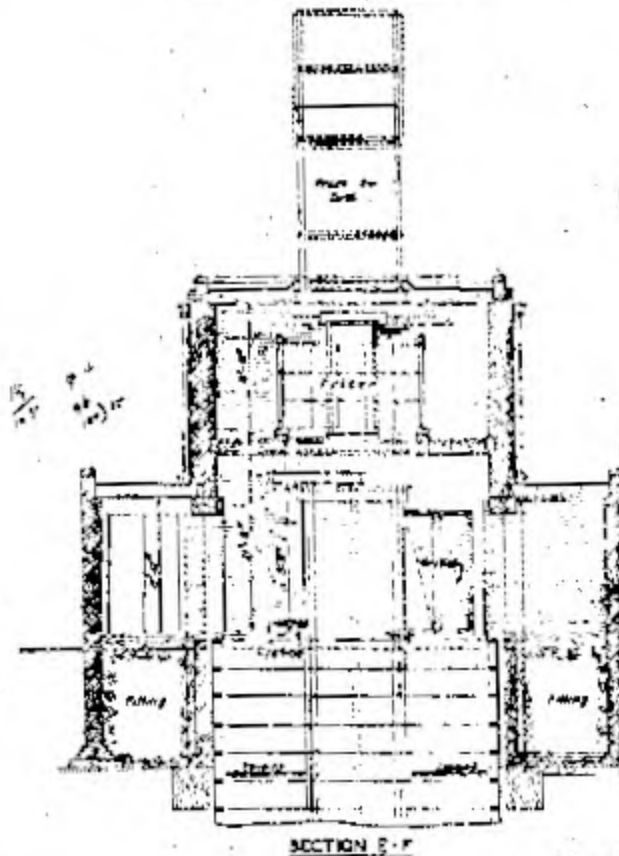
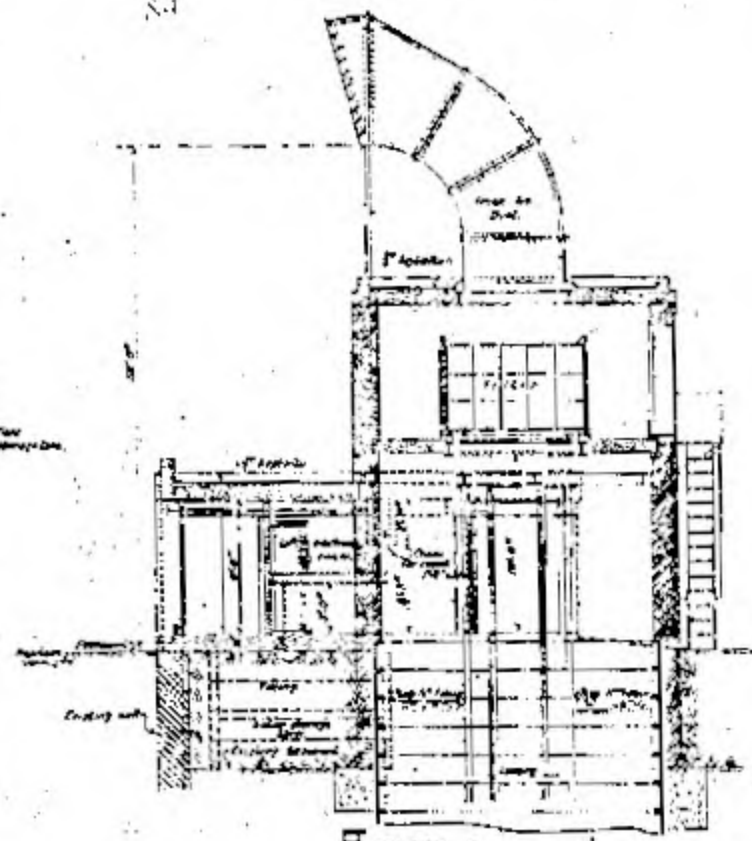
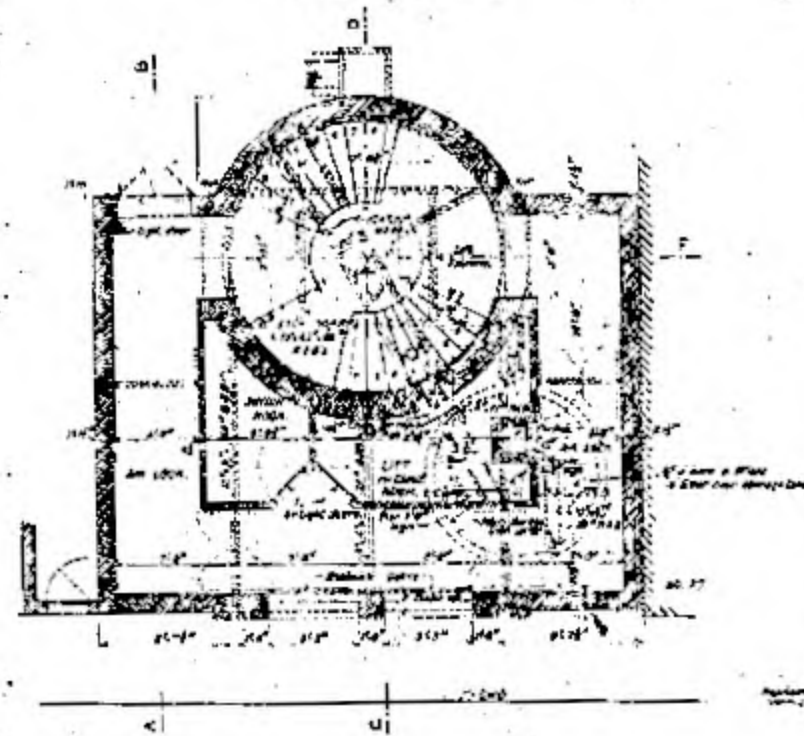
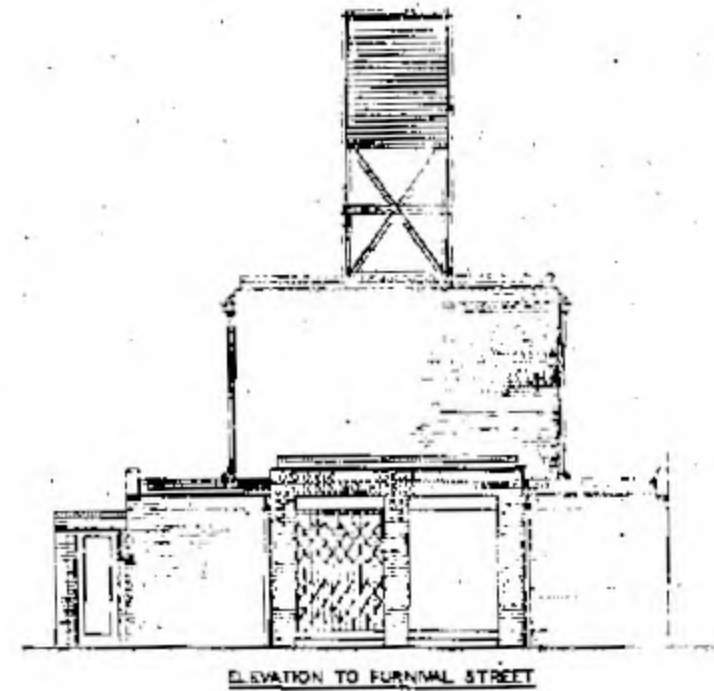
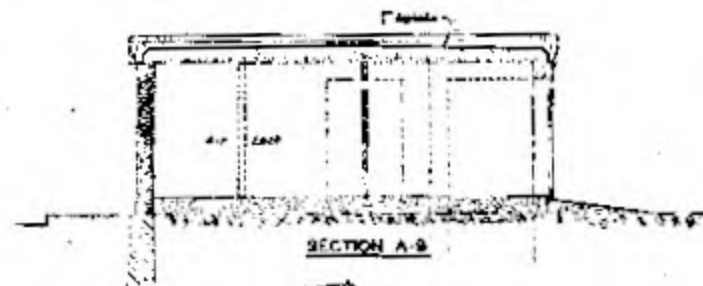
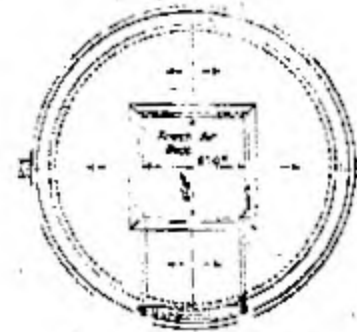
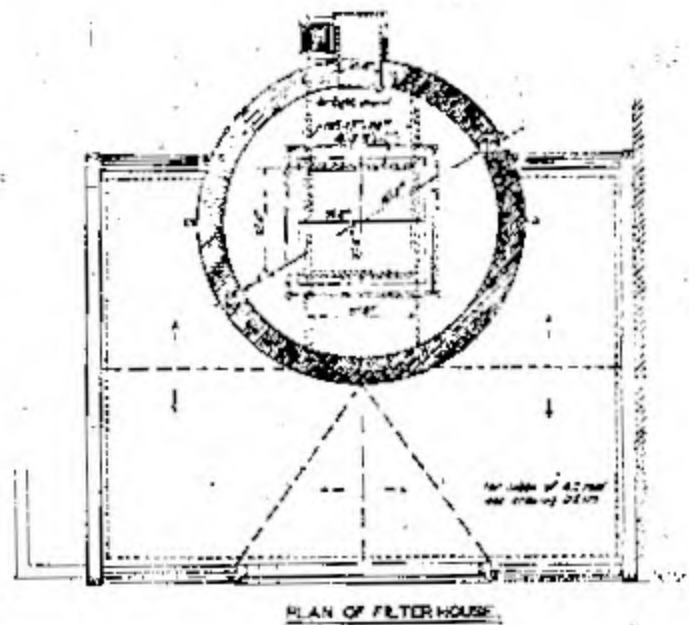
Client
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Project
THE LONDON TUNNELS
Drawing Title
FURNIVAL STREET GA - EXISTING L00 PLAN
Scale at A1
1:50
Drawing and CAD File Number
01820 - WEA - 01 - 00 - PD - A - 1050
Rev
02
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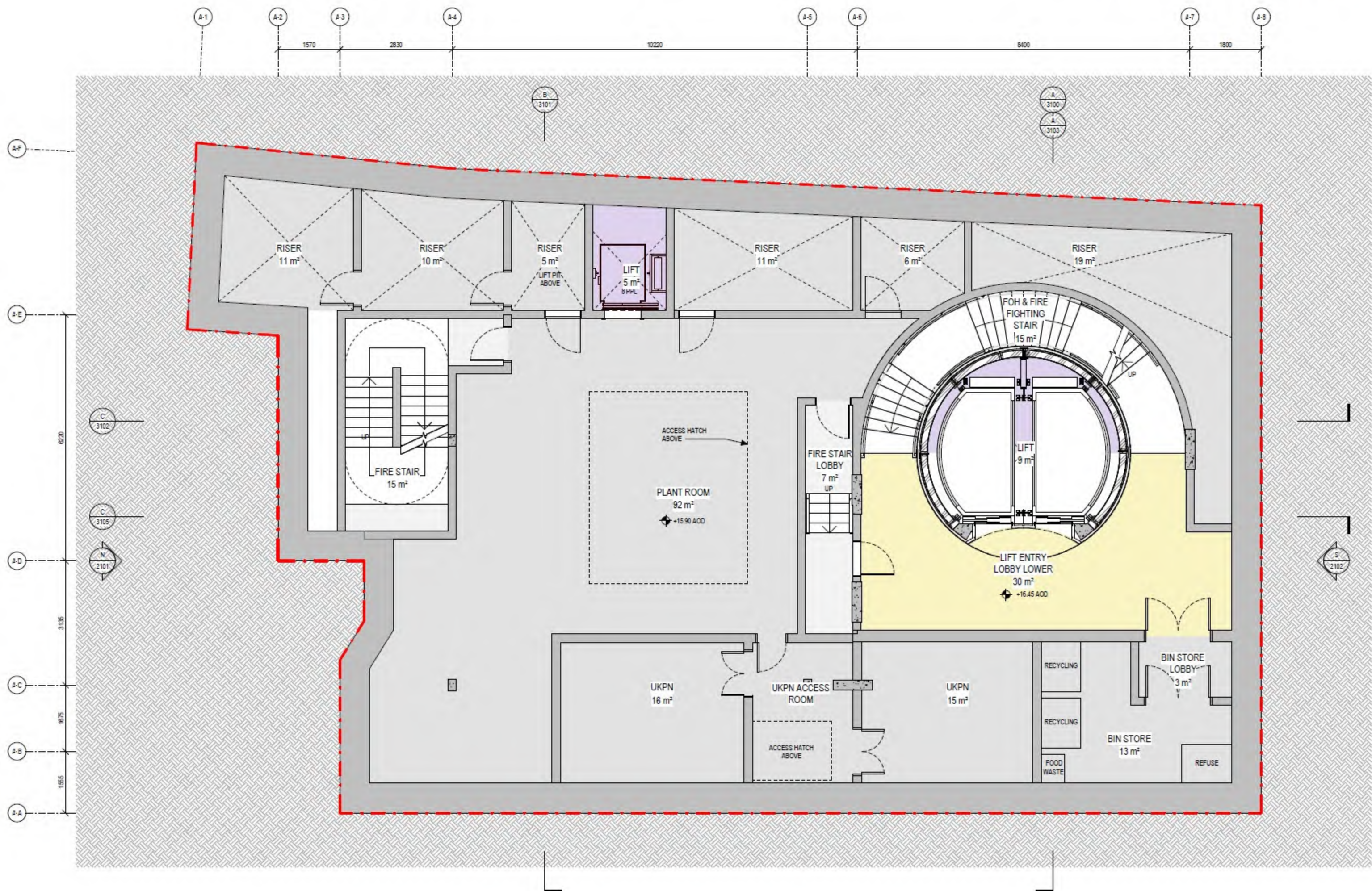
FIG.16 WWII PLANS and SECTIONS



HOME OFFICE TUNNEL SHELTERS
CHANCERY LANE EAST SHAFT (N°2)
ENTRANCE BUILDING - FURNIVAL STREET

DRAWING
FRAME No. 21

FIG.17 PROPOSED BASEMENT 1



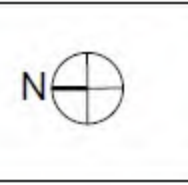
PLAN LEGEND

[Yellow Box]	FOH CIRCULATION
[Light Blue Box]	RETAIL
[Light Green Box]	WASHROOMS
[Light Purple Box]	VERTICAL TRANSPORT
[Light Orange Box]	OFFICE AND FM
[Light Grey Box]	BOH CIRCULATION
[White Box]	PLANT AND RISERS

06	27/10/2023	DRAFT PLANNING
07	18/11/2023	DRAFT PLANNING
08	21/11/2023	DRAFT PLANNING
Rev	Date	Description

Do not scale. Use figured dimensions only. All dimensions to be checked on site.
All drawings to be read in conjunction with the engineers' drawings.
Any discrepancies between consultants drawings to be reported to the architect before any work commences.
The contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan as being potentially hazardous.
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PROPERTY BOUNDARIES AND SURROUNDING
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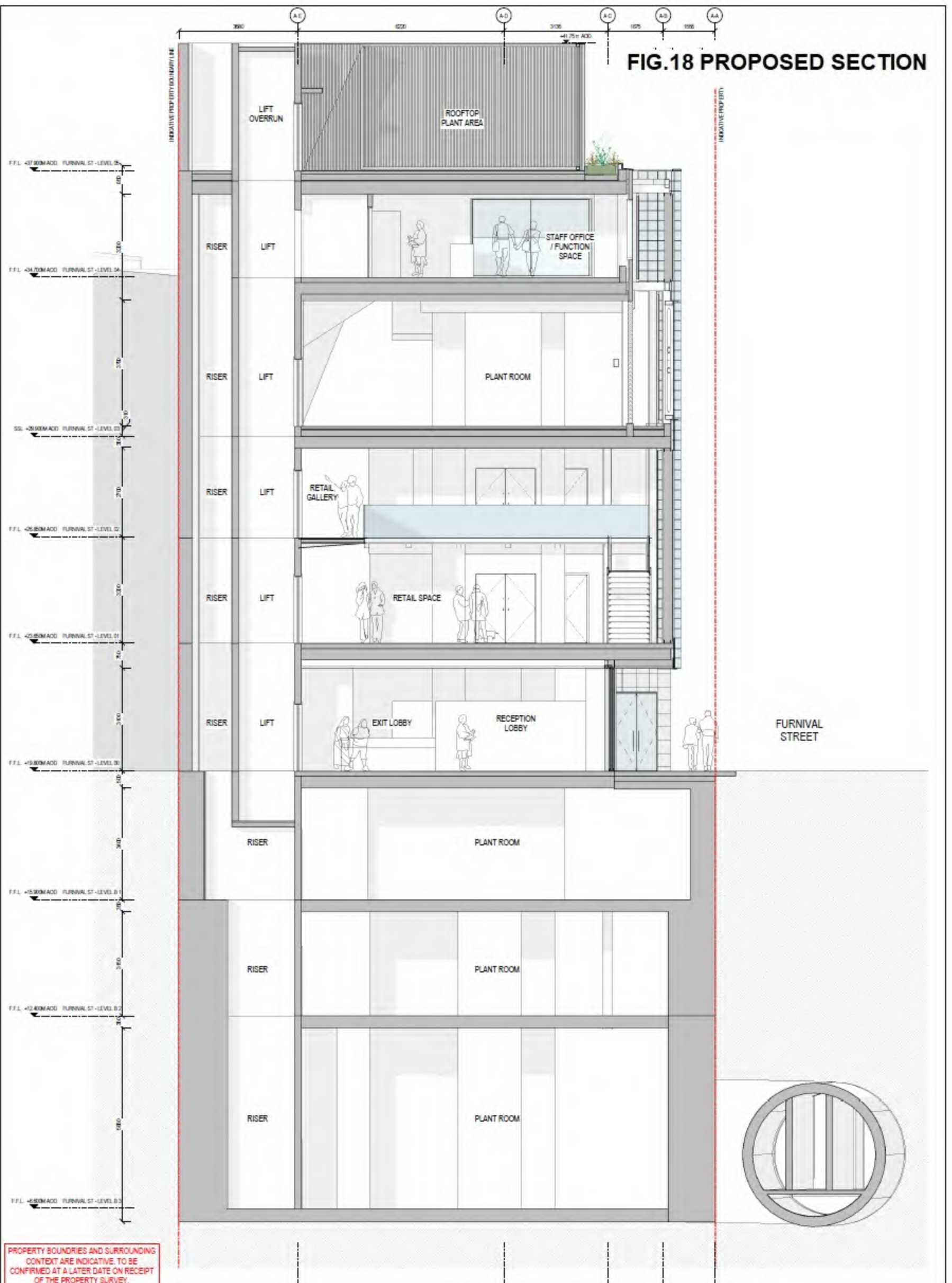
Issue Status
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Drawn By: KS
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**LONDON
TUNNELS**

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Project:
THE LONDON TUNNELS
Drawing Title:
FURNIVAL STREET GA - PROPOSED B1 PLAN
Scale at A1:
1 : 50
Drawing and CAD File Number:
01820 - WEA - 01 - B1 - PD - A - 1099
Rev:
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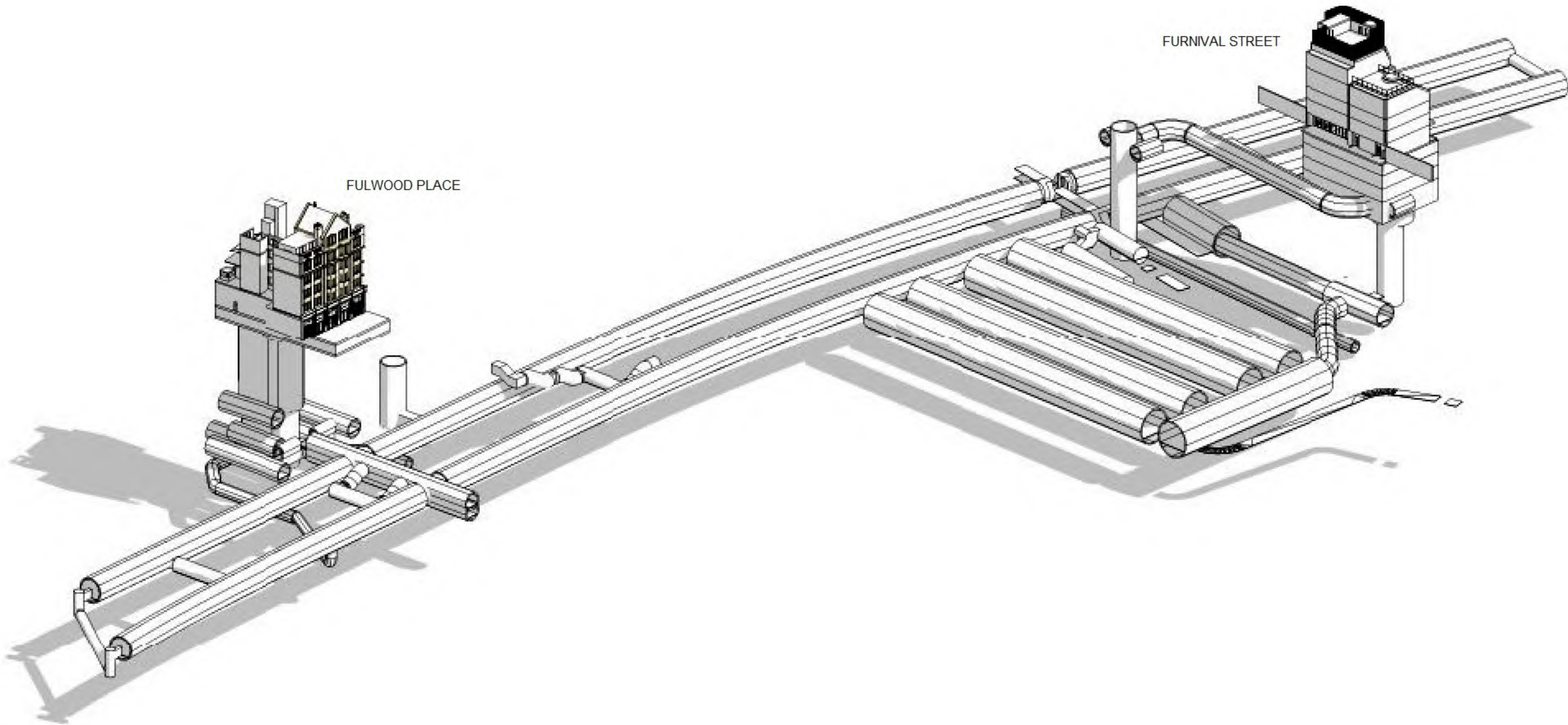
FIG.18 PROPOSED SECTION



PROPERTY BOUNDARIES AND SURROUNDING CONTEXT ARE INDICATIVE. TO BE CONFIRMED AT A LATER DATE ON RECEIPT OF THE PROPERTY SURVEY.

<p>Do not include the figure dimensions only. All dimensions to be checked on site.</p> <p>All drawings to be used in conjunction with the engineering drawings.</p> <p>Any discrepancies between construction drawings to be reported to the architect before any work commences.</p> <p>The contractor's attention is drawn to the Health & Safety notices contained in the Health & Safety plan as being a mandatory requirement. These items should not be considered as a complete and final list.</p> <p>The work package contractor's normal health & safety obligations will apply when undertaking construction operations both on and off site.</p>			<p>Client: THE LONDON TUNNELS PLC</p> <p>London Tunnels</p> <p>WilkinsonEyre</p> <p>01820-WEA-01-BB-PD-A-3101</p>		<p>Scale: 1:50</p> <p>02</p>
<p>01 01/10/2023 DRAFT PLANNING</p> <p>02 01/10/2023 DRAFT PLANNING</p> <p>03 01/10/2023 DRAFT PLANNING</p>	<p>Drawn By: OC</p> <p>Checked By: JS</p>	<p>Date: 01/10/2023</p> <p>Version: 01</p>	<p>Project: THE LONDON TUNNELS</p> <p>Drawing Title: FURNIVAL STREET - GA BUILDING SECTIONS BB</p>		

FIG.19 3D VIEW of TUNNELS



<div>Client</div> <div>LONDON LIGHT LINE LIMITED</div>	<div>Project</div> <div>KINGSWAY TUNNELS</div> <div>Drawing Title</div> <div>3D View of Tunnels</div>	<div>WilkinsonEyre</div> <div><div><div>Wilkinson Eyre Architects</div><div>25 Bowling Green Lane, London</div><div>EC1A 3DF, United Kingdom</div></div><div><div>+44 (0) 20 7808 7900 T</div><div>+44 (0) 20 7808 7901 F</div><div>www.wilkinsonseyre.com</div></div></div>
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LONDON



TUNNELS



The London Tunnels

12. Archaeological Desk-Based
Assessment

31-33 High Holborn

30 November 2023

WilkinsonEyre

**THE LONDON TUNNELS
31-33 HIGH HOLBORN
LONDON WC1V 6AX**

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

**Prepared
For
The London Tunnels
PLC**

**Mills Whipp Projects Ltd.,
40, Bowling Green Lane,
London EC1R 0NE
020 7415 7000**

contact@millswhipp.com

November 2023



